

**Y.B.PRASAD SARMA, B.COM, B.L,  
ADVOCATE**

B5, Punnami Paradise,  
Harekrishna Nagar, 1<sup>st</sup> cross,  
Iskcon City, Nellore-524004

19.10.2019

To

The Branch Head,  
IDBI Bank Ltd,  
Mumbai Branch.

**TITLE INVESTIGATION REPORT**

<b>A. Name of the Borrower &amp; Mortgagor</b>	M/s Nagarjuna Fertilizers and Chemicals Limited, its registered office at D.No.8-2-248, Nagarjuna Hills, Panjagutta, Hyderabad-500082.
<b>B. Name of the owner</b>	<b>As stated above.</b>

1.

**Description of the immovable properties:**

SPSR Nellore registration District area, covered by Kavali- Sub-Registrars Jurisdiction,  
Bogole Mandal, Chennarayunipalem Panchayat, Mallayapalem Village:

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	7-2	Ac.0.62	Ac.0.62	Wet	Full
2	7-6	Ac.0.71	Ac.0.71	Wet	Full
3	7-5A	Ac.0.42	Ac.0.42	Wet	Full
4	7-5B	Ac.0.82	Ac.0.82	Wet	Full
5	8-1	Ac.0.78	Ac.0.78	Wet	Full
6	8-2	Ac.0.74	Ac.0.74	Wet	Full
7	8-3	Ac.1.04	Ac.1.04	Wet	Full
8	8-4	Ac.0.39	Ac.0.39	Wet	Full
9	8-7	Ac.0.41	Ac.0.41	Wet	Full
10	9-4	Ac.0.35	Ac.0.35	Wet	Full
11	13-1	Ac.0.41	Ac.0.41	Wet	Full
12	35-1D	Ac.0.22	Ac.0.22	Dry	Full
13	35-2A	Ac.0.36	Ac.0.36	Dry	Full
14	35-2B	Ac.0.36	Ac.0.36	Dry	Full
15	35-2C	Ac.0.12	Ac.0.12	Dry	Full
16	38-5	Ac.1.22	Ac.0.15	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
17	38-1A	Ac.0.22	Ac.0.22	Dry	Full
18	38-1B	Ac.0.57	Ac.0.57	Dry	Full
19	55-2	Ac.18.05	Ac.5.50	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
20	56	Ac.7.36	Ac.1.47	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser

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21	57-1	Ac.10.32	Ac.8.70	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
22	57-2	Ac.0.75	Ac.0.75	Dry	Full
23	62-2	Ac.8.82	Ac.2.94	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
24	63-2	Ac.9.44	Ac.3.29	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
25	64	Ac.7.88	Ac.7.88	Dry	Full
26	65	Ac.5.55	Ac.5.10	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
27	67	Ac.15.04	Ac.10.69	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
28	68	Ac.20.26	Ac.18.93	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
29	69	Ac.16.66	Ac.13.09	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
30	70-1	Ac.7.71	Ac.3.09 ½	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser

In the above 30 Items boundaries Ac.90-12 ½ Cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1848/2012, Kavali, S.R.O.

\*[Necessary modification to be done where the Borrower/Mortgagor is a Company, Partnership Firm, Trust, Society etc.] Company.

I, Y.B.PRASAD SARMA, Advocate has investigated the title of: M/s Nagarjuna Fertilizers and Chemicals Limited, its registered office at D.No.8-2-248, Nagarjuna Hills, Panjagutta, Hyderabad-500082 (Vendor) to the immovable properties situated at Iskcon City, Nellore Bit-I, Nellore City, SPSR Nellore District on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussions I had with the Mortgagor, the Revenue Authorities and searches carried out by us in the Office of the Sub-Registrar of Assurances, Registrar of Companies (in case of the immovable property is owned by a company), inspection of the records (relating to the litigation) in the Court/s which has jurisdiction over the said immovable properties and site inspection. My report on the title is as under:¹

## 2. Devolution of Title:

As per the recitals of the document Nos.1 & 2, i.e., application for grant of 10(1) and No.3 Adangal Extract for faslee 1400 and endorsement issued by the Publication Relation Officer, Tahsildar Office, Bogole Mandal, represent that the proposed mortgager has applied for oblation of 10(1) Account extract and No.3 Adangal Extract under right of information



Act. However the authority confirms that the said 10 (1) Account and Adangal Extracts are not available in their office. Therefore I have traced the title (25 years). I have advised the applicant to apply the said agricultural accounts from fasali 1400 to 1403. However he applied for one faslee i.e., 1400 only. The said extracts reveals that no record is traced in the office before 1993.

#### **Document Nos.1 & 2**

**As per the recitals of the document No.3**, i.e., sale deed represents that one 1) Sri. Bojja Subbaiah, S/o. Peda Rosaiah, 2) Sri. Yendeti Narayana, S/o. Yalamandaiah, 3) Sri. Yendeti Ramulu, S/o. Duvvaiah, 4) Sri. Koduru Mutyalaiah, S/o. Somaiah own and possess landed property an extent of Ac.02.63 Cents in Patta Nos. 60, 18, 23 & 62, Sy.Nos.8/2, 8/3, 8/7 & 62/2 of Mallayapalem Village. While they were in possession of the said land, they appointed Sri. Vegiraju Siva Varma, S/o. Subba Raju as their General Power of Attorney agent authorized him to dispose off the said lands in favour of third parties on their behalf. Thus the power of attorney agent Sri. Vegiraju Siva Varma, S/o. Subba Raju. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,01,255/- and executed a registered sale in its favour on 11.02.1994, vide document No.264/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.02.63 cents as referred above.

#### **Document No.3**

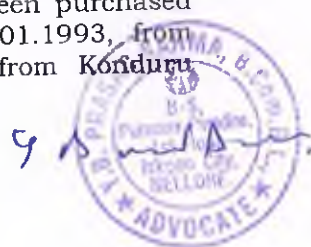
**As per the recitals of the document No.4**, i.e., sale deed represents that landed property an extent of Ac.04.42 Cents in Patta Nos.3, 51, 13, 61, 51, 54 & 31, Sy.Nos.8/1, 7/6, 8/4, 55/2, 57/1, 38/1B, 35/2B, 35/2A & 65 of Mallayapalem Village, belonged to Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan Unnithan, having been purchased under three different sale deeds vide document Nos.81/1993, dated 19.01.1993 from K. Boosamma; Sale deed 127/1993, dated 27.01.1993 from B. Venkateswarlu; and sale deed No.134/1993 dated 27.01.1993, from Yendeti Rosaiah and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju for a sum of Rs.1,59,120/- and executed a registered sale in its favour on 04.02.1994, vide document No.213/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.42 cents as referred above.

#### **Document No.4**

**As per the recitals of the document No.5**, i.e., sale deed represents that landed property an extent of Ac.05.38 Cents in Patta Nos.61, 3, 26, 56, 46 & 10, Sy.Nos.68, 55/2, 57/1, 38/5, 7/2, 7/5A, 7/5B, 9/4, 62/1 of Mallayapalem Village belonged to Vegiraju Siva Varma, S/o. Subba Raju having been purchased under six different sale deed vide document Nos.2536/1992, dated 07.12.1992, from Chine Gopal Rao etc, document No.2591/1992, dated 16.12.1992, from Avula Tirupalu, document No.2580/1992, dated 16.12.1992, from Yayila Peda Subbaiah etc, document No.232/1993, dated 10.02.1993, from Maruboyina Ramaiah, document No.306/1993, dated 20.02.1993, from Yendeti Narayana and document No.307/1993, dated 20.02.1993, from Yendeti Narayana etc. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,82,920/- and executed a registered sale in its favour on 03.02.1994, vide document No.200/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.38 cents as referred above.

#### **Document No.5**

**As per the recitals of the document No.6**, i.e., sale deed represents that landed property an extent of Ac.04.20 Cents in Patta Nos.63, 61, & 31, Sy.Nos.64, 69, 56 of Mallayapalem Village belonged to Kanumuri Srinivasa Raju, S/o. Subba Raju, having been purchased under three different sale deed vide document Nos.78/1993, dated 18.01.1993, from Chenchamgari Lakshmaiah, document No.79/1993, dated 18.01.1993, from Konduru





Govindu and document No.507/1993, dated 02.03.1993, from Avula Venkateswarlu. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,61,700/- and executed a registered sale in its favour on 03.02.1994, vide document No.203/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.20 cents as referred above.

#### **Document No.6**

**As per the recitals of the document No.7**, i.e., sale deed represents that landed property an extent of Ac.04.56 Cents in Patta Nos.54, 50, 62 & 61, Sy.Nos.35/1D, 35/2C, 63/2, 62/2, 70/1 of Mallayapalem Village belonged to Kanumuri Srinivasa Raju, S/o. Subba Raju, having been purchased under four different sale deed vide document Nos.79/1993, dated 18.01.1993, from Konduru Govindu; document No.500/1993, dated 27.02.1993 from Namala Narasimham; document No.550/1993, dated 15.03.1993, from J. Venka Reddy and 556/1993, dated 15.03.1993, from Papanaboinya Sessaiah and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,75,560/- and executed a registered sale in its favour on 04.02.1994, vide document No.214/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.56 cents as referred above.

#### **Document No.7**

**As per the recitals of the document Nos.8 & 9**, i.e., application for grant of 10(1) and No.3 Adangal Extract for faslee 1400 and endorsement issued by the Publication Relation Officer, Tahsildar Office, Bogole Mandal, represent that the proposed mortgager has applied for oblation of 10(1) Account extract and No.3 Adangal Extract under right of information Act. However the authority confirms that the said 10 (1) Account and Adangal Extracts are not available in their office. Therefore I have traced the title (25 years). I have advised the applicant to apply the said agricultural accounts from fasali 1400 to 1403. However he applied for one faslee i.e., 1400 only. The said extracts reveals that no record is traced in the office before 1993.

#### **Document Nos.8 & 9**

**As per the recitals of the document No.10**, i.e., Deed of General Power of Attorney represents that one 1) Vavili Chenchiah, S/o. Boyaiah, 2) Konduru Pullaiah, S/o. Venkata Subbaiah, 3) Avula Ramanaiah, S/o. Venkateswarlu, 4) Avula Naguru, S/o. Audaiah and 5) Pralayakaveri Subba Rao, S/o. Subrahmanyam owns possess of the landed property an extent of Ac.02.72 Cents in Patta Nos.61, Sy.Nos.55/2, 57/1, Patta No.31, Sy.No.56, Patta No.29, Sy.No.39/2 of Mallayapalem Village; Lands an extent of Ac.0.41 Cents in Patta No.1564, Sy.No.803/1B of Juvvaladinne Village; The total extent of the land is Ac.03.13 Cents covered under two village. While they were in joint possession of the said lands, they appointed Sri. Garapati Nageswara Rao, S/o. Madhusudhna Rao as their General Power of Attorney agent authorizing him to dispose off the said lands in favour of third parties on their behalf under a deed of General Power of Attorney vide document No.182/1993, Kavali SRO, dated 27.10.1993. The said deed in Xerox has been filed. The said deed recites that the principals delivered Physical possession of the lands as referred above in favour of the agent and that he was put in possession of the said lands an extent of Ac.03.13 Cents covered under two villages as referred above.

#### **Document No.10**

**As per the recitals of the document No.11**, i.e., sale deed represents that the above said 1) Vavili Chenchiah, S/o. Boyaiah, 2) Konduru Pullaiah, S/o. Venkata Subbaiah, 3) Avula Ramanaiah, S/o. Venkateswarlu, 4) Avula Naguru, S/o. Audaiah and 5) Pralayakaveri Subba Rao, S/o. Subrahmanyam represented by their General Power of Attorney agent Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao. While he was in possession of the lands an extent of Ac.03.13 Cents as referred above, he sold lands in part i.e., Ac.1.22 Cents out of Ac.03.13 Cents in Mallayapalem Village in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.47,600/- and executed a registered sale in its favour on 22.02.1994, vide



document No.412/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.01.22 cents as referred above.

**Document No.11**

**As per the recitals of the document No.12**, i.e., sale deed represents that landed property an extent of Ac.05.20 Cents in Patta No.61, Sy.Nos.68 & 69 of Mallayapalem Village belonged to Sri. Vanama Venkata Narayana, S/o. Venkata Rathnam, having been purchased from one Chenchamgari Lakshmaiah and 3 others, vide document No.2630/1992, dated 22.12.1992, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,97,600/- and executed a registered sale in its favour on 09.02.1993, vide document No.213/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.20 cents as referred above.

**Document No.12**

**As per the recitals of the document No.13**, i.e., sale deed represents that landed property an extent of Ac.04.38 Cents in Patta Nos.63, Sy.No.64, Patta No.61, Sy.No.68 and Patta No.63, Sy.No.64 of Mallayapalem Village belonged to Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao, having been purchased under two different sale deeds vide document No.48/1993, dated 11.01.1993, Kavali SRO from Konduru Govindu, S/o. China Ankaiah and vide document No.59/1993, dated 12.01.1993, Kavali SRO from Komari Venkatesh, S/o. Ankaiah and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,64,250/- and executed a registered sale in its favour on 03.02.1994, vide document No.201/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.38 cents as referred above.

**Document No.13**

**As per the recitals of the document No.14**, i.e., sale deed represents that landed property an extent of Ac.04.74 Cents in Sy.Nos.68, 69, 64, 70/1 and 65 of Mallayapalem Village belonged to Garapati Nageswara Rao, S/o. Madhusudhan Rao, having been purchased under four different sale deeds vide document Nos.63/1993, dated 12.01.1993, from P. Chennaiah and others, document No.64/1993, dated 12.01.1993, from K.V. Narayana and others, document No.68/1993, dated 16.01.1993, from K. Govindu and document No.75/1993, dated 18.01.1993 from A. Tataiah. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,82,490/- and executed a registered sale in its favour on 07.02.1994, vide document No.236/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.74 cents as referred above.

**Document No.14**

**As per the recitals of the document No.15**, i.e., sale deed represents that landed property an extent of Ac.05.75 Cents in Patta No.61, Sy.Nos.55/2 and 57/1 of Mallayapalem Village belonged to Sri. V. Venugopala Raju, S/o. Satyanarayana Raju having been purchased under three different sale deeds vide document Nos.2408/1992, dated 19.11.1992, from P. Muthalaiah and 18 others, document No.2492/1992, dated 01.12.1992, from Chinni Chiti Babu, and document No.2453/1992, dated 25.11.1992, from Chinni Lakshamma and two others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,99,525/- and executed a registered sale in its favour on 15.02.1993, vide document No.253/1993, Kavali SRO. The said deed in certified copy has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.75 cents as referred above.

**Document No.15**





**As per the recitals of the document No.16**, i.e., sale deed represents that landed property an extent of Ac.05.82 Cents in Patta Nos.63, Sy.No.64, Patta No.31, Sy.No.65, Patta No.61, Sy.No.69 and Patta No.31, Sy.No.57/2 of Mallayapalem Village belonged to Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao, having been purchased from Chenchamgari Lakshmaiah and others vide document No.49/1993, dated 11.01.1993, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,97,880/- and executed a registered sale in its favour on 04.02.1994, vide document No.211/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.82 cents as referred above.

**Document No.16**

**As per the recitals of the document No.17**, i.e., sale deed represents that landed property an extent of Ac.05.50 Cents in Patta No.61, Sy.Nos.55/2 & 57/1 of Mallayapalem Village belonged to Vegesna Venugopala Raju, S/o. Sathayanarayana Raju, having been purchased from Pralaya Kaveri Mutyalaiiah, S/o. Gonnaiah and 18 others., vide document No.2408/1992, dated 19.11.1992, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,98,000/- and executed a registered sale in its favour on 10.02.1993, vide document No.225/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.50 cents as referred above.

**Document No.17**

**As per the recitals of the document No.18**, i.e., sale deed represents that landed property an extent of Ac.01.24 Cents in Patta No.61, Sy.Nos.68, 69 and Patta No.63, Sy.No.64 of Mallayapalem Village belonged to Sri. Muvvala Srinivas, S/o. Raja Rao, having been purchased under three different sale deeds vide documents Nos.2676/1992, dated 28.12.1992 from C. P. Lakshmaiah, document No.2692/1992, dated 29.12.1992, from Avvula Mallaiah and document No.2697/1992, dated 29.12.1992 from K. Govindu. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.45,260/- and executed a registered sale in its favour on 03.02.1994, vide document No.206/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.01.24 cents as referred above.

**Document No.18**

**As per the recitals of the document No.19**, i.e., sale deed represents that landed property an extent of Ac.04.40 Cents in Patta No.62, Sy.Nos.63/2 of Mallayapalem Village belonged to Sri. V. Venugopala Raju, S/o. Satyanarayana Raju having been purchased from J. Pradeep Kumar Reddy, under a registered 'sale deed No.2421/1992, dated 20.11.1992, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,58,400/- and executed a registered sale in its favour on 03.02.1994, vide document No.205/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.40 cents as referred above.

**Document No.19**

**As per the recitals of the document No.20**, i.e., sale deed represents that landed property an extent of Ac.02.20 ½ Cents in Patta No.35, Sy.No.13/1, Patta No.61, Sy.No.70/1, 69, 64 and 63/2 of Mallayapalem Village belonged to Vanama Venkata Narayana, S/o. Venkata Ratnam, having been purchased under five different sale deeds vide document Nos.2610/1992, dated 18.12.1992, from K. Venkatesu, document No.2645/1992, dated 22.12.1992, from Avvula Tirupalu, document No.2656/1992, dated 26.12.1992, from C. Bujjaiah, document No.286/1993, dated 18.02.1993, from Y. Venkateswarlu and document No.304/1993, dated 20.02.1993 from V. Ragamma and others. While he was in possession



of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.82,687.50 and executed a registered sale in its favour on 09.02.1994, vide document No.250/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.02.20 ½ cents as referred above.

**Document No.20**

**As per the recitals of the document No.21**, i.e., sale deed represents that landed property an extent of Ac.05.43 Cents in Patta No.61, Sy.Nos.68 & 69 of Mallayapalem Village belonged to Garapati Nageswara Rao, S/o Madhusudhan Rao having been purchased from K. Paravathaiah & 10 others, under a registered sale deed vide document No.61/1993, dated 12.01.1993, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,95,480/- and executed a registered sale in its favour on 10.02.1993, vide document No.224/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.43 cents as referred above.

**Document No.21**

**As per the recitals of the document No.22**, i.e., sale deed represents that landed property an extent of Ac.05.22 Cents in Patta No.61, Sy.No.69, Patta No.10, Sy.No.67 and Patta No.61, Sy.No.68 of Mallayapalem Village belonged to Garapati Nageswara Rao, S/o Madhusudhan Rao having been purchased from P. Mangamma and 5 others, under a registered sale deed vide document No.62/1993, dated 12.01.1993, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,98,360/- and executed a registered sale in its favour on 09.02.1993, vide document No.212/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.22 cents as referred above.

**Document No.22**

**As per the recitals of the document No.23**, i.e., sale deed represents that landed property an extent of Ac.06.36 Cents in Patta No.10, Sy.No.67 and Patta No.61, Sy.No.68 of Mallayapalem Village belonged to Garapati Nageswara Rao, S/o Madhusudhan Rao having been purchased from Konduru Setty and 7 others under a registered sale deed vide document No.47/1993, dated 11.01.1993, Kavali SRO. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,97,160/- and executed a registered sale in its favour on 11.02.1993, vide document No.240/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.06.36 cents as referred above.

**Document No.23**

**As per the recitals of the document No.24**, i.e., sale deed represents that landed property an extent of Ac.04.90 Cents in Patta No.10, Sy.No.67, Patta No.61, Sy.Nos.68 & 69 of Mallayapalem Village belonged to V. Siva Varama, S/o Subbaraju having been purchased under two different sale deeds vide documents Nos.2558/1992, dated 14.12.1992 from K. China Ankaiah and document No.2560/1992, dated 14.12.1992 from Chenchamgari Lakshmaiah. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,93,550/- and executed a registered sale in its favour on 15.02.1993, vide document No.255/1993, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.90 cents as referred above.

**Document No.24**





**As per the recitals of the document No.25**, i.e., sale deed represents that landed property an extent of Ac.05.18 Cents in Patta No.10, Sy.No.67 and Patta No.61, Sy.Nos.69, 65 & 68 of Mallayapalem Village belonged to Garapati Nageswara Rao, S/o. Madhusudhana Rao having been purchased under three different sale deeds vide documents Nos.59/1993, dated 12.01.1993 from K. Venkatesh and others, document No.61/1993, dated 12.01.1993, from K. Parvathaiah and others and document No.64/1993, dated 12.01.1993 from K.V. Narayana and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,91,660/- and executed a registered sale in its favour on 05.02.1994, vide document No.229/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.05.18 cents as referred above.

**Document No.25**

**As per the recitals of the document No.26**, i.e., sale deed represents that landed property an extent of Ac.04.14 Cents in Patta No.30, Sy.No.91-1 and Patta No.61, Sy.No.70/1 of Mallayapalem Village belonged to Sri. V. Venugopala Raju, S/o. Satyanarayana Raju having been purchased under three different sale deeds vide document Nos.158/1993, dated 01.02.1993 from B. Venkata Subbaiah, document No.169/1993, dated 03.02.1993 from Vavili Petru and others and document No.170/1993, dated 03.02.1993 from K. Rama Dasu and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,51,110/- and executed a registered sale in its favour on 08.02.1994, vide document No.243/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.14 cents as referred above.

**Document No.26**

**As per the recitals of the document Nos.27 & 28**, i.e., application for grant of 10(1) and No.3 Adangal Extract for faslee 1400 and endorsement issued by the Publication Relation Officer, Tahsildar Office, Bogole Mandal, represent that the proposed mortgager has applied for oblation of 10(1) Account extract and No.3 Adangal Extract under right of information Act. However the authority confirms that the said 10 (1) Account and Adangal Extracts are not available in their office. Therefore I have traced the title (25 years). I have advised the applicant to apply the said agricultural accounts from fasali 1400 to 1403. However he applied for one faslee i.e., 1400 only. The said extracts reveals that no record is traced in the office before 1993.

**Document Nos.27 & 28**

**As per the recitals of the document No.29**, i.e., Deed of General Power of Attorney represents one 1) Chenchamgari Somaiah, S/o. Ankaiah, 2) Konduru Bangaraiah, S/o. Rosaiah, 3) Konduru Polaiah, S/o. Venkateswarlu, 4) Konduru China Ankaiah, S/o. Bangaraiah, 5) Konduru Peda Venkateswarlu, S/o. Munaiah, 6) Chenchamgari lakshmaiah, S/o. Lakshmaiah, 7) Konduru Govindu, S/o. China Ankaiah, 8) Pralayakaveri Subba Rao, S/o. Subramanyam, 9) Chenchamgari Govindaiah, S/o. Chinna Lakshmaiah, 10) Konduru Govindu, S/o. Venkatesu, 11) Pokkena Kanakaiah, S/o. China Somaiah and 12) Konduru Venkata Narayana, S/o. Abraharam own and possesses landed property an extent of Ac. 03.00 Cents out of Ac.16.66 Cents in Patta No.61, Sy.No.69 of Mallayapalem Village. While they were in possession of the above said lands, they appointed Sri. Garapati Nageswara Rao, S/o. Madhusudhna Rao as their General Power of Attorney agent authorizing him to dispose of the said lands in favour of third parties on their behalf, under a deed of General Power of Attorney vide document No.169/1993, Kavali SRO, dated 24.09.1993. The said deed in Xerox has been filed. The said deed recites that the principals delivered Physical possession of the lands as referred above in favour of the agent and that he was put in possession of the said lands an extent of Ac.03.00 Cents as referred above.

**Document No.29**

**As per the recitals of the document No.30**, i.e., sale deed represents that the above said 1) Chenchamgari Somaiah, S/o. Ankaiah, 2) Konduru Bangaraiah, S/o. Rosaiah, 3) Konduru Polaiah, S/o. Venkateswarlu, 4) Konduru China Ankaiah, S/o. Bangaraiah, 5)





Konduru Peda Venkateswarlu, S/o. Munaiah, 6) Chenchamgari lakshmaiah, S/o. Lakshmaiah, 7) Konduru Govindu, S/o. China Ankaiah, 8) Pralayakaveri Subba Rao, S/o. Subramanyam, 9) Chenchamgari Govindaiiah, S/o. Chinna Lakshmaiah, 10) Konduru Govindu, S/o. Venkatesu, 11) Pokkena Kanakaiah, S/o. China Somaiah and 12) Konduru Venkata Narayana, S/o. Abraharam represented by their General Power of Attorney agent Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao. While he was in possession of the lands an extent of Ac.03.00 Cents out of Ac.16.66 Cents in Patta No.61, Sy.No.69 of Mallayapalem Village as referred above, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,18,500/- and executed a registered sale in its favour on 23.02.1994, vide document No.449/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.03.00 cents as referred above.

**Document No.30**

**As per the recitals of the document Nos.31 & 32**, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.31.73 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

**Document Nos.31 & 32,**

**As per the recitals of the document Nos.33 & 34**, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.32.80 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

**Document Nos.33 & 34,**

**As per the recitals of the document Nos.35 & 36**, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.214.16 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

**Document Nos.35 & 36,**

**As per the recitals of the document Nos.37 & 38**, i.e., sale deed in Xerox and certified copy represent that the above said M/s Nagarjuna Aqua Export Limited, while the company was in possession of the lands an extent of Ac.90.12 ½ Cents which are covered under the schedule as referred above, the company has sold the same in favour of M/s Nagarajuna Fertilizers and Chemicals limited, rep. by its A.G.M. T. Srinivas, for Rs.93,47,000/- and executed a registered sale in its favour on 11.07.2012, vide document No.1848/2012, Kavali SRO. The said deed in Xerox and certified copy have been filed. The said deed recites that the purchaser M/s Nagarajuna Fertilizers and Chemicals limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.90.12 ½ which are covered under respective schedules as referred above.

**Document Nos.37 & 38**

**As per the recitals of the document No.39**, i.e., Memorandum of association and Articles of association of the company M/s Nagarjuna Fertilizers and Chemicals Ltd., have been filed. As per the said bye laws, the company M/s Nagarjuna Fertilizers and Chemicals Ltd., was registered under companies act 1956, vide Corporate identity No.U24129AP2006PLC51561, having its registered office of the company situated at in the State of Andhra Pradesh. The main objects of the company are:

1. To carry on the business of manufacturing or producing, refining mixing or preparing, mining or otherwise acquiring trading and dealing in and with any and all classes and kinds of fertilizers, manures, their mixtures and formulations and any and all classes and kinds of chemicals, source materials ingredients, mixtures,



derivatives and compounds thereof and any and all kinds of products of which any of the foregoing constitutes an ingredient or in the production of which any of the foregoing is used, including industrial chemicals of all kinds and industrial and other preparations or products arising from or required in the manufacture or production refining etc., of any kind of fertilizers, manures, their mixtures and formulations.

2. To carry on business as manufacturers, importers and exporters of an dealers, whether as principals or agents, in dyes and dyestuffs, petro-chemicals, chemicals, agro chemicals heavy chemicals, organic and inorganic chemicals, plastics, alkalis, acids, drugs tannins, essences, liquefied petroleum gas and gases generally, plaster of paris, gypsum, plasters, salts, isinglass, colors, paints, glues, gums, mineral and other water, compositions, cements, oils, pigments, varnishes, compounds, dye stuffs, organic or mineral intermediates, quill pens, tooth picks, brushes, soap and washing materials, toilette requisites, and preparations, perfumes, proprietary articles of all kinds, laboratory, re-agents, including any and all elementary substances and compounds thereof and all or any formulated compositions consisting or partly consisting of the foregoing or any of them and all or any converted or fabricated products and articles of the foregoing or any of them.

3. To carry on the business manufacturing or producing, refining, mining or otherwise acquiring, trading and dealing in whether as principals or agents with fungicides, germicides, insecticides, fumigators disinfectants, fats, dips, Vermiguges, pesticides, medicines, sprays and remedies of all kinds for agricultural, fruit-growing, gardening or other purpose or as remedies for men or animals and whether produced from vegetables, mineral, gaseous, animal or any other matter or by any other process whether chemical, mechanical, electrical or otherwise.

4. To carry on the business of manufactures, refiners, importers, exporters, and dealers, whether as principals or agents, in drugs, medicines, and chemical pharmaceutical and biological products and preparation of all kinds and all substances apparatus and things capable of being used in connection with such products or required by customers.

5. To carry on the business of chemists, druggists, makes of and dealers whether as principals or agents in proprietary articles of all kinds and of electrical, chemicals, photographic, surgical, optical and scientific apparatus and materials.

6. To carry on the business of manufacturing, producing, assembling, marketing, dealing, distributing, installing, buying and selling, hiring in and with any and all classes of irrigation equipment etc.,

It is further recited in Page No.15, (Clause 59 & 60) of Articles of association that the company may time to time at its discretion, raise or borrow either from the directors or from elsewhere and secure the payment of any sum or sums of money for the purpose of company.





It is further recited that the company board may raise or secure the repayment of such sum or sums in such manner and upon such terms and conditions in all respects as it thinks fit, and, in particular, by the issue of bonds, perpetual or redeemable, debentures, or debenture-stock, or any mortgage or other security on the undertaking of the whole or any part of the property of the Company (both present and future) including its uncalled capital for the time being.

The authorized share capital of the company will be Rs.801,00,00,000/- divided into Rs.621,00,00,000/- into equity shares of Rs.1/- each. The other conditions are needless to comment at length. Therefore I confined to that extent. The said facts are reflected in the memorandum and articles of association of the Company.

**Document No.39**

**As per the recitals of the document No.40**, i.e., Search Report issued by the Company Secretary, represents that M/s Nagarjuna Fertilizers and Chemicals Ltd., having its registered office at 8-2-248, Nagarguna Hills, Panjagunta, Hyderabad. The authorized capital is Rs.801,00,00,000/-. It is further recited that the applicant company has availed credit facilities from IFCI, Bank of Baroda building New Delhi, IDBI, Bombay, Unit Trust of India, Bombay, under hypothecation of stocks agreements. Which is place before me.

**Document No.40**

**As per the recitals of the document No.41**, i.e., search report issued by the companies secretary represents that the proposed mortgager company has availed credit facilities from different Banks and financial companies, by mortgaging properties, plants machineries situated at Kakinada, Nacharam Towns, which will cover under transactions (Serial No.1 to 33 shown in the list) which is placed before me. **However, the properties covered under the schedule are excluded from the mortgaged properties and the schedule mentioned properties are free from mortgage and the same may be accepted for creation of mortgage as per the report which is placed before me.**

**Document No.41**

**As per the recitals of the document No.42**, i.e., resolution extract copy represents that The Chairman, Managing Director, Sr. Vice President-Legal & Company Secretary, Assistant General Manager-Secretarial (Authorized Person), be authorized to authorize such other Managerial personnel of the Company from time to time, to inter alia, do the following acts, deeds and things in the name on behalf of the company.

a) to accept the terms and conditions of, and to execute the above mentioned financing documents (to which the company is a party), including but not limited to the amendment/supplemental documents, demand promissory note, declarations, indemnities, etc. in relating to the facilities and create a valid and enforceable security in favour of the JLF lenders over the security as may be required by the JLF lenders in the form and manner acceptable to them.

b) to create a registered mortgage or equitable mortgage by deposit (either by way of actual or constructive delivery) of title deeds of such immovable properties of the company as are acceptable to the JLF Lenders/Lead Bank, for securing the Entire loan as also execute such declarations on oath as may be required by the JLF Lenders/Lead Bank.

**Document No.42**

**3. Minor's Interest / HUF Property:**

No Minor's interest is involved in the schedule mentioned property and HUF property does not arise in the present case.

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

The name of the company has not been mutated in the revenue records so far.



**5. Possession:**

The applicant company is in possession of the schedule mentioned lands.

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

Since the schedule mentioned lands are vacant lands, no tax has been levied so far.

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

The schedule mentioned lands are situated and located Rural area therefore, Urban ceiling and regulation Act has not applicable to the lands referred above.

**8. Applicability of Local laws:**

On careful study and examination of the title documents referred above, the proposed mortgagor company holds the lands an extent of Ac.90.12 ½ Cents as against the provisions of Section 5 of Andhra Pradesh Land Reforms (Ceiling on agricultural holdings) Act 1973 presently know as A.P. Land Ceiling Act came into force from 01.01.1975. However there is no ceiling limit on holding of non-agricultural lands. Once the agricultural lands are purchased and converted to non-agricultural purpose the said land not come and the preview of A.P. Lands reforms Act 1973. As per Sec. 5 of the Act the ceiling limit on holding of agricultural land is as follows: In case of wet land : 27 Acres. In case of Double Crop wet land: 18 Acres. In case of Dry land: 54 Acres. In case of having both wet and dry lands, the wet extent is considered as double of the dry land for calculating the standard holding. Double Crop Wet Land means, any land registered as double crop or compounded double crop wet land in land revenue records (Sec.3 (d) of the Act). Dry Land means, land registered as dry, manavari etc., in land revenue records (Sec.3 (e) of the Act) Ceiling on Non-Agricultural land holding:- There is no ceiling limit on holding of Non-Agricultural lands. The Act is limited to agricultural lands. Once the agricultural land is purchased and converted to Non-Agricultural purpose, the said lands not come under the preview of "Andhra Pradesh Land Reforms (Ceiling on Agricultural Holding) Act, 1973". Therefore the proposed mortgager may be directed to convert the lands covered under the schedules (Item Nos.1 to 30) as commercial lands. Subject to conversion of the lands, the lands may be accepted for creation of valid mortgage in favour of the Bank.

**9. Searches:**

i) Searches in the Office of Sub-Registrar of Assurance:

As seen from the Encumbrance certificates there are no encumbrances on the lands covered under respective (Items 1 to 30) under the schedules during the period from 01.01.1990 to 08.01.2019 & 09.01.2019 as per the certificates which are placed before me. Thus the schedule mentioned lands are free from encumbrances.

Document Nos: 43 to 72

**ii) Enquires made in the Office of Mandal/Revenue Officer:**

Enquires not conducted in the office of the Revenue authorities and lands are not mutated in the name of the proposed mortgagor.

**iii) Searches in the Office Registrar of Companies:**

The proposed mortgager has produced search report issued by the company security which discloses the charges over the lands situated at Kakinada and Nacharam Towns. However the properties covered under the schedule has not registered in the records of the register of companies, as per the report which is placed before me.

**iv) Lispendens:**

As seen from the documents the schedule mentioned lands is free from litigation, no pending litigation in the courts as per the documents scrutinized by me.





## 10. Site Inspection:

I have visited the site in the month of May, 2019 and found that the lands are under agricultural status and difficult to identify the physical boundaries of the schedule mentioned property since it is a huge extent. The proposed mortgagor has to erect boundaries to the schedule mentioned lands.

## 11. Conclusion and Recommendations:

Conclusion: The property is free from litigation and encumbrances and enjoyed by the applicant's vendor M/s Nagarjuna Fertilizers and Chemicals Limited, its registered office at D.No.8-2-248, Nagarjuna Hills, Panjagutta, Hyderabad-500082.

## 12. Certificate:

On the scrutiny of the documents referred above, I certify that the applicant vendor M/s Nagarjuna Fertilizers and Chemicals Limited, has clear title over the schedule mentioned lands. The documents filed are capable of creation of mortgage by deposit of title deeds. However subject to conversion of the schedule mentioned lands into non-agricultural purposes, the said lands may be accepted for creation of mortgage under deposit of title deeds. The documents referred above are returned here with and the same may be kept with the bank for record purpose.

### Schedule-I

(List of title deeds)

Sno	Nature of Document	Document date / No	Name of the vendor	Name of the Vendee	Original / Xerox
1.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.2.63 Cents in Sy.Nos.8/2, 83/, 8/7, 62/2 of Mallayapalem Village.	Xerox
2.	Endorsement	12.03.2019, L. Pr(B)85/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.2.63 Cents in Sy.Nos.8/2, 83/, 8/7, 62/2 of Mallayapalem Village.	Xerox
3.	Sale deed	11.02.1994, 264/1994.	V. Siva Varma, S/o. Subbaraju.	M/s Nagarjuna Aqua Export Limited.	Xerox
4.	Sale deed	17.01.1994, 213/1994.	Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan.	M/s Nagarjuna Aqua Export Limited.	Xerox
5.	Sale deed	17.06.1994, 200/1994.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
6.	Sale deed	17.06.1994, 203/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
7.	Sale deed	17.06.1994, 214/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
8.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.1.22 Cents in Sy.Nos.55/2, 57/1 & 56.	Xerox
9.	Endorsement	12.03.2019, L. Pr(B)85/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.1.22 Cents in Sy.Nos.55/2, 57/1 & 56.	Xerox
10.	GPA	27.10.1993, 182/1993.	V. Chenchaiiah and 4 others.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Xerox
11.	Sale deed	22.02.1994, 412/1994	V. Chenchaiiah and 4 others rep. by their GPA agent Garapati Nageswara Rao	M/s Nagarjuna Aqua Export Limited.	Xerox
12.	Sale deed	09.02.1993, 213/1993.	V. Venkata Narayana, S/o. Venkatarathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
13.	Sale deed	03.02.1994, 201/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox



14.	Sale deed	07.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
15.	Sale deed	15.02.1993. 253/1993.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Certified copy
16.	Sale deed	04.02.1994, 211/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
17.	Sale deed	10.02.1993, 225/1993.	Vergeshna Venu Gopala Raju, S/o. Sathayanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
18.	Sale deed	03.02.1994, 206/1994.	M. Srinivas, S/o. Raja Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
19.	Sale deed	03.02.1994, 205/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
20.	Sale deed	09.02.1994, 250/1994.	Vanam Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
21.	Sale deed	10.02.1993, 224/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
22.	Sale deed	19.02.1993, 212/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
23.	Sale deed	11.02.1993, 240/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
24.	Sale deed	15.02.1993, 255/1993.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
25.	Sale deed	05.02.1994, 229/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
26.	Sale deed	08.02.1994, 243/1994	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
27.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.03.00 Cents in Sy.No.69 of Mallayapalem Village.	Xerox
28.	Endorsement	12.03.2019, L Pr(B)85/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.03.00 Cents in Sy.No.69 of Mallayapalem Village..	Xerox
29.	GPA	24.09.1993, 169/1993.	C. Somaiah and 11 others	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Xerox
30.	Sale deed	23.02.1994, 449/1994.	C. Somaiah and 11 others rep. by its GPA holder Garapati Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
31.	Pattadar pass Book	05.04.1995, J344501.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
32.	Title deed	30.07.1996, J344501.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
33.	Pattadar pass Book	02.04.1995, J344503.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
34.	Title deed	27.06.1996, J344503.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
35.	Pattadar pass Book	07.04.1995, J344504.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
36.	Title deed	30.07.1996, J344504.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
37.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
38.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
39.	Bye-Laws	24129AP20006PL C051561	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.		True Copy
40.	Search Report	Date Nil	Online search conducted by the Company Secretary, Hyderabad.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox





41.	Search report	17.10.2019	Issued by the company Secretaries, KBG Associates, Hyd.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
42.	Resolution	30.08.2017	Resolution passed by the Board of Directors, M/s. Nagarjuna Fertilizers and Chemicals Limited.		Xerox
43.	Encumbrance certificate	09.01.2019, 44117010.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.1</b> of the schedule.	Original
44.	Encumbrance certificate	09.01.2019, 44117098.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.2</b> of the schedule.	Original
45.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.3</b> of the schedule.	Original
46.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.4</b> of the schedule.	Original
47.	Encumbrance certificate	09.01.2019, 44124795.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.5</b> of the schedule.	Original
48.	Encumbrance certificate	09.01.2019, 44124964.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.6</b> of the schedule.	Original
49.	Encumbrance certificate	09.01.2019, 44125051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.7</b> of the schedule.	Original
50.	Encumbrance certificate	09.01.2019, 44125129.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.8</b> of the schedule.	Original
51.	Encumbrance certificate	09.01.2019, 44125244.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.9</b> of the schedule.	Original
52.	Encumbrance certificate	09.01.2019, 44125351.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.10</b> of the schedule.	Original
53.	Encumbrance certificate	09.01.2019, 44125431.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.11</b> of the schedule.	Original
54.	Encumbrance certificate	09.01.2019, 44125500.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.12</b> of the schedule.	Original
55.	Encumbrance certificate	09.01.2019, 44125568.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.13</b> of the schedule.	Original
56.	Encumbrance certificate	09.01.2019, 44130693.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.14</b> of the schedule.	Original
57.	Encumbrance certificate	09.01.2019, 44121798.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.15</b> of the schedule.	Original
58.	Encumbrance certificate	09.01.2019, 44125845.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.16</b> of the schedule.	Original
59.	Encumbrance certificate	09.01.2019, 44126123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.17</b> of the schedule.	Original
60.	Encumbrance certificate	09.01.2019, 44127070.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.18</b> of the schedule.	Original

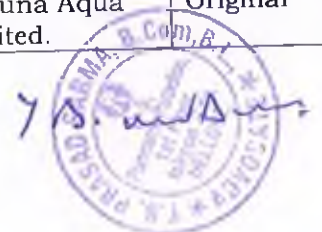


61.	Encumbrance certificate	09.01.2019, 44128397.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.19</b> of the schedule.	Original
62.	Encumbrance certificate	09.01.2019, 44128507.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.20</b> of the schedule.	Original
63.	Encumbrance certificate	09.01.2019, 44128674.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.21</b> of the schedule.	Original
64.	Encumbrance certificate	09.01.2019, 44129047.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.22</b> of the schedule.	Original
65.	Encumbrance certificate	09.01.2019, 44129125.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.23</b> of the schedule.	Original
66.	Encumbrance certificate	09.01.2019, 44129300.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.24</b> of the schedule.	Original
67.	Encumbrance certificate	09.01.2019, 44130593.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.25</b> of the schedule.	Original
68.	Encumbrance certificate	09.01.2019, 44130822.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.26</b> of the schedule.	Original
69.	Encumbrance certificate	10.01.2019, 44144715.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.27</b> of the schedule.	Original
70.	Encumbrance certificate	10.01.2019, 44146016.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.28</b> of the schedule.	Original
71.	Encumbrance certificate	10.01.2019, 44146427.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.29</b> of the schedule.	Original
72.	Encumbrance certificate	10.01.2019, 44146767.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.30</b> of the schedule.	Original

(The nature of the document, date of execution of the document, registration number and the name of the Sub Registrar Office with which the registration is done etc. Will have to be mentioned)(It may also be mentioned whether original document, certified copy of the document, photocopy of the document, have been produced before the Advocate).

**Full particulars of documents which are being deposited for the purpose of creating equitable mortgage like the date of execution of the documents, whether the document has been registered or not, the parties to the document, whether the document is available in original or not etc.**

Sl. no	Nature of Document	Document date / No	Name of the vendor	Name of the Vendee	Original
1.	Sale deed	11.02.1994, 264/1994.	V. Siva Varma, S/o. Subbaraju.	M/s Nagarjuna Aqua Export Limited.	Original
2.	Sale deed	17.01.1994, 213/1994.	Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan.	M/s Nagarjuna Aqua Export Limited.	Original
3.	Sale deed	17.06.1994, 200/1994.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	17.06.1994, 203/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original





5.	Sale deed	17.06.1994, 214/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
6.	GPA	27.10.1993, 182/1993.	V. Chenchaiyah and 4 others.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Original
7.	Sale deed	22.02.1994, 412/1994	V. Chenchaiyah and 4 others rep. by their GPA agent Garapati Nageswara Rao	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	09.02.1993, 213/1993.	V. Venkata Narayana, S/o. Venkatarathnam.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	03.02.1994, 201/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
10.	Sale deed	07.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
11.	Sale deed	15.02.1993. 253/1993.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
12.	Sale deed	04.02.1994, 211/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
13.	Sale deed	10.02.1993, 225/1993.	Vergeshna Venu Gopala Raju, S/o. Sathayanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
14.	Sale deed	03.02.1994, 206/1994.	M. Srinivas, S/o. Raja Rao.	M/s Nagarjuna Aqua Export Limited.	Original
15.	Sale deed	03.02.1994, 205/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
16.	Sale deed	09.02.1994, 250/1994.	Vanam Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
17.	Sale deed	10.02.1993, 224/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
18.	Sale deed	19.02.1993, 212/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
19.	Sale deed	11.02.1993, 240/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
20.	Sale deed	15.02.1993, 255/1993.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
21.	Sale deed	05.02.1994, 229/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
22.	Sale deed	08.02.1994, 243/1994	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
23.	GPA	24.09.1993, 169/1993.	C. Somaiah and 11 others	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Original
24.	Sale deed	23.02.1994, 449/1994.	C. Somaiah and 11 others rep. by its GPA holder Garapati Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Original
25.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
26.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
27.	Encumbrance certificate	09.01.2019, 44117010.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.1</b> of the schedule.	Original
28.	Encumbrance certificate	09.01.2019, 44117098.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.2</b> of the schedule.	Original
29.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.3</b> of the schedule.	Original
30.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.4</b> of the schedule.	Original
31.	Encumbrance certificate	09.01.2019, 44124795.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.5</b> of the schedule.	Original



32.	Encumbrance certificate	09.01.2019, 44124964.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.6</b> of the schedule.	Original
33.	Encumbrance certificate	09.01.2019, 44125051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.7</b> of the schedule.	Original
34.	Encumbrance certificate	09.01.2019, 44125129.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.8</b> of the schedule.	Original
35.	Encumbrance certificate	09.01.2019, 44125244.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.9</b> of the schedule.	Original
36.	Encumbrance certificate	09.01.2019, 44125351.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.10</b> of the schedule.	Original
37.	Encumbrance certificate	09.01.2019, 44125431.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.11</b> of the schedule.	Original
38.	Encumbrance certificate	09.01.2019, 44125500.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.12</b> of the schedule.	Original
39.	Encumbrance certificate	09.01.2019, 44125568.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.13</b> of the schedule.	Original
40.	Encumbrance certificate	09.01.2019, 44130693.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.14</b> of the schedule.	Original
41.	Encumbrance certificate	09.01.2019, 44121798.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.15</b> of the schedule.	Original
42.	Encumbrance certificate	09.01.2019, 44125845.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.16</b> of the schedule.	Original
43.	Encumbrance certificate	09.01.2019, 44126123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.17</b> of the schedule.	Original
44.	Encumbrance certificate	09.01.2019, 44127070.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.18</b> of the schedule.	Original
45.	Encumbrance certificate	09.01.2019, 44128397.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.19</b> of the schedule.	Original
46.	Encumbrance certificate	09.01.2019, 44128507.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.20</b> of the schedule.	Original
47.	Encumbrance certificate	09.01.2019, 44128674.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.21</b> of the schedule.	Original
48.	Encumbrance certificate	09.01.2019, 44129047.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.22</b> of the schedule.	Original
49.	Encumbrance certificate	09.01.2019, 44129125.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.23</b> of the schedule.	Original
50.	Encumbrance certificate	09.01.2019, 44129300.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.24</b> of the schedule.	Original
51.	Encumbrance certificate	09.01.2019, 44130593.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.25</b> of the schedule.	Original
52.	Encumbrance certificate	09.01.2019, 44130822.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.26</b> of the schedule.	Original







3.	Sale deed	17.06.1994, 200/1994.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	17.06.1994, 203/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
5.	Sale deed	17.06.1994, 214/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
6.	GPA	27.10.1993, 182/1993.	V. Chenchaiiah and 4 others.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Original
7.	Sale deed	22.02.1994, 412/1994	V. Chenchaiiah and 4 others rep. by their GPA agent Garapati Nageswara Rao	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	09.02.1993, 213/1993.	V. Venkata Narayana, S/o. Venkatarathnam.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	03.02.1994, 201/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
10.	Sale deed	07.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
11.	Sale deed	15.02.1993. 253/1993.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
12.	Sale deed	04.02.1994, 211/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
13.	Sale deed	10.02.1993, 225/1993.	Vergeshna Venu Gopala Raju, S/o. Sathayanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
14.	Sale deed	03.02.1994, 206/1994.	M. Srinivas, S/o. Raja Rao.	M/s Nagarjuna Aqua Export Limited.	Original
15.	Sale deed	03.02.1994, 205/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
16.	Sale deed	09.02.1994, 250/1994.	Vanam Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
17.	Sale deed	10.02.1993, 224/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
18.	Sale deed	19.02.1993, 212/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
19.	Sale deed	11.02.1993, 240/1993.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
20.	Sale deed	15.02.1993, 255/1993.	Vegiraju Siva Varma, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
21.	Sale deed	05.02.1994, 229/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
22.	Sale deed	08.02.1994, 243/1994	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
23.	GPA	24.09.1993, 169/1993.	C. Somaiah and 11 others	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	Original
24.	Sale deed	23.02.1994, 449/1994.	C. Somaiah and 11 others rep. by its GPA holder Garapati Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Original
25.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
26.	Sale deed	11.07.2012, 1848/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
27.	Encumbrance certificate	09.01.2019, 44117010.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.1</b> of the schedule.	Original
28.	Encumbrance certificate	09.01.2019, 44117098.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.2</b> of the schedule.	Original
29.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.3</b> of the schedule.	Original

7/5/2019  
S. Srinivasulu Reddy  
Advocate  
Kavali



30.	Encumbrance certificate	09.01.2019, 44117287.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.4</b> of the schedule.	Original
31.	Encumbrance certificate	09.01.2019, 44124795.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.5</b> of the schedule.	Original
32.	Encumbrance certificate	09.01.2019, 44124964.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.6</b> of the schedule.	Original
33.	Encumbrance certificate	09.01.2019, 44125051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.7</b> of the schedule.	Original
34.	Encumbrance certificate	09.01.2019, 44125129.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.8</b> of the schedule.	Original
35.	Encumbrance certificate	09.01.2019, 44125244.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.9</b> of the schedule.	Original
36.	Encumbrance certificate	09.01.2019, 44125351.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.10</b> of the schedule.	Original
37.	Encumbrance certificate	09.01.2019, 44125431.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.11</b> of the schedule.	Original
38.	Encumbrance certificate	09.01.2019, 44125500.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.12</b> of the schedule.	Original
39.	Encumbrance certificate	09.01.2019, 44125568.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.13</b> of the schedule.	Original
40.	Encumbrance certificate	09.01.2019, 44130693.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.14</b> of the schedule.	Original
41.	Encumbrance certificate	09.01.2019, 44121798.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.15</b> of the schedule.	Original
42.	Encumbrance certificate	09.01.2019, 44125845.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.16</b> of the schedule.	Original
43.	Encumbrance certificate	09.01.2019, 44126123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.17</b> of the schedule.	Original
44.	Encumbrance certificate	09.01.2019, 44127070.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.18</b> of the schedule.	Original
45.	Encumbrance certificate	09.01.2019, 44128397.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.19</b> of the schedule.	Original
46.	Encumbrance certificate	09.01.2019, 44128507.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.20</b> of the schedule.	Original
47.	Encumbrance certificate	09.01.2019, 44128674.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.21</b> of the schedule.	Original
48.	Encumbrance certificate	09.01.2019, 44129047.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.22</b> of the schedule.	Original
49.	Encumbrance certificate	09.01.2019, 44129125.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.23</b> of the schedule.	Original
50.	Encumbrance certificate	09.01.2019, 44129300.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.24</b> of the schedule.	Original
51.	Encumbrance certificate	09.01.2019, 44130593.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.25</b> of the schedule.	Original



52.	Encumbrance certificate	09.01.2019, 44130822.	Issued by the Sub-Register, Kavali from 01.01.1990 to 08.01.2019.	Relating to the <b>Item No.26</b> of the schedule.	Original
53.	Encumbrance certificate	10.01.2019, 44144715.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.27</b> of the schedule.	Original
54.	Encumbrance certificate	10.01.2019, 44146016.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.28</b> of the schedule.	Original
55.	Encumbrance certificate	10.01.2019, 44146427.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.29</b> of the schedule.	Original
56.	Encumbrance certificate	10.01.2019, 44146767.	Issued by the Sub-Register, Kavali from 01.01.1990 to 09.01.2019.	Relating to the <b>Item No.30</b> of the schedule.	Original

TABLE (3)

I have examined the documents in copies as shown in the scrutiny column shown above.

Serial No	Nature of Document	Document Date	Name of the Parties
			<b>Documents No. 1 to 72, as referred above.</b>

In view of the above, I confirm that the above said document/s is properly executed and is in order.

Receipt of payment of fee to access the volumes in the SRO at Nellore, is enclosed herewith for your records.

Enclosure: Search Receipt nos.176/2019, 177/2019, 178/2019, 179/2019, 180/2019, 181/2019, 182/2019, 183/2019, 184/2019, 185/2019, 189/2019, 190/2019, 191/2019, 192/2019, 193/2019, 194/2019, 195/2019, 196/2019, 197/2019, 198/2019, 199/2019, 200/2019, 328/2019, 329/2019, 330/2019, 331/2019, 332/2019, 333/2019, 334/2019, and 335/2019, for Rs.200/- each issued by the Sub Registrar of Assurances, Kavali, dated: 05.01.2019 and 08.01.2019

*Y.B. Prasad Sarma*  
Y.B. Prasad Sarma, B.Com, B.L.,  
Advocate.





19-10-2019,

To,


The Branch Head,  
IDBI Bank Ltd,  
Mumbai Branch.

**Certificate of genuineness of title deeds**

M/s Nagarjuna Fertilizers and Chemicals Limited, (the "**Mortgagor**") propose/s to create/ has created mortgage over the immovable properties, situate at Mallayapalem Village, Bogole Mandal, SPSR Nellore District more particularly described in the Annexure I hereto (collectively "**Property**") in favour of IDBI Bank Limited. The Property is situated within the jurisdiction of the Sub-Registrar of Assurances at Kavali (SRO).

I/ We, Y.B.PRASAD SARMA, Advocate have carefully perused the original title deeds/ documents, as mentioned in the Annexure II hereto (collectively "**Title Deeds**"), in respect of the Property and have compared the same with the registered copies available at the SRO and based on the verification as above, I/ We hereby certify and confirm that the Title Deeds are original and are found to be genuine and match with the one registered in the office of SRO.

I/ We are aware that IDBI Bank shall place reliance on this certificate for the purpose of mortgage and disbursement of loan.

  
Y.B. Prasad Sarma, B.Com, B.L.,  
Advocate.



**Annexure I**  
**Details of Immovable Properties**

SPSR Nellore registration District area, covered by Kavali- Sub-Registrars Jurisdiction, Bogole Mandal, Chennarayunipalem Panchayat, Mallayapalem Village:

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	7-2	Ac.0.62	Ac.0.62	Wet	Full
2	7-6	Ac.0.71	Ac.0.71	Wet	Full
3	7-5A	Ac.0.42	Ac.0.42	Wet	Full
4	7-5B	Ac.0.82	Ac.0.82	Wet	Full
5	8-1	Ac.0.78	Ac.0.78	Wet	Full
6	8-2	Ac.0.74	Ac.0.74	Wet	Full
7	8-3	Ac.1.04	Ac.1.04	Wet	Full
8	8-4	Ac.0.39	Ac.0.39	Wet	Full
9	8-7	Ac.0.41	Ac.0.41	Wet	Full
10	9-4	Ac.0.35	Ac.0.35	Wet	Full
11	13-1	Ac.0.41	Ac.0.41	Wet	Full
12	35-1D	Ac.0.22	Ac.0.22	Dry	Full
13	35-2A	Ac.0.36	Ac.0.36	Dry	Full
14	35-2B	Ac.0.36	Ac.0.36	Dry	Full
15	35-2C	Ac.0.12	Ac.0.12	Dry	Full
16	38-5	Ac.1.22	Ac.0.15	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
17	38-1A	Ac.0.22	Ac.0.22	Dry	Full
18	38-1B	Ac.0.57	Ac.0.57	Dry	Full
19	55-2	Ac.18.05	Ac.5.50	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
20	56	Ac.7.36	Ac.1.47	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
21	57-1	Ac.10.32	Ac.8.70	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
22	57-2	Ac.0.75	Ac.0.75	Dry	Full
23	62-2	Ac.8.82	Ac.2.94	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
24	63-2	Ac.9.44	Ac.3.29	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
25	64	Ac.7.88	Ac.7.88	Dry	Full
26	65	Ac.5.55	Ac.5.10	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
27	67	Ac.15.04	Ac.10.69	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser

75. 



					W:Land belongs to the purchaser N:Land belongs to the purchaser
28	68	Ac.20.26	Ac.18.93	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
29	69	Ac.16.66	Ac.13.09	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
30	70-1	Ac.7.71	Ac.3.09 ½	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser

In the above 30 Items boundaries Ac.90-12 ½ Cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1848/2012, Kavali, S.R.O.

**Annexure II**  
**List of Title Deeds**

Sl. no	Nature of Document	Document date / No	Name of the vendor	Name of the Vendee	Xerox
	<b>DOCUMENTS 1 TO 72, AS REFERRED ABOVE.</b>				

*Y.B. Prasad Sarma*  
Y.B. Prasad Sarma, B.Com, B.L.,  
Advocate.

