

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

B5, Punnami Paradise,
Harekrishna Nagar, 1st cross,
Iskcon City, Nellore-524004

19.10.2019

To

The Branch Head,
IDBI Bank Ltd,
Mumbai Branch.

TITLE INVESTIGATION REPORT

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

1.

Description of the immovable properties:
SCHEDULE

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

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	807-2B	Ac.0.42	Ac.0.42	Wet	Full
2	902	Ac.0.62	Ac.0.62	Dry	Full
3	903	Ac.1.32	Ac.0.70	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
4	904-1	Ac.0.56	Ac.0.56	Dry	Full
5	904-2	Ac.0.39	Ac.0.39	Dry	Full
6	905-1	Ac.2.00	Ac.1.20	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
7	905-2	Ac.0.43	Ac.0.43	Dry	Full
8	908	Ac.01.35	Ac.1.35	Dry	Full
9	910-1	Ac.02.21	Ac.02.21	Dry	Full
10	910-2	Ac.0.75	Ac.0.75	Dry	Full
11	910-3	Ac.03.00	Ac.3.00	Dry	Full
12	911-1	Ac.03.72	Ac.03.72	Dry	Full
13	914-1	Ac.1.07	Ac.01.07	Dry	Full
14	914-2	Ac.1.09	Ac.01.07	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
15	915-1	Ac.01.42	Ac.01.42	Dry	Full
16	915-2	Ac.0.44	Ac.0.44	Dry	Full
17	916	Ac.0.42	Ac.0.42	Dry	Full
18	917-1	Ac.0.19	Ac.0.19	Wet	Full
19	917-2B	Ac.01.34	Ac.01.34	Wet	Full
20	918-1	Ac.0.96	Ac.0.96	Wet	Full
21	918-2	Ac.01.18	Ac.01.18	Wet	Full
22	919-1	Ac.01.77	Ac.01.70	Wet	E:Land belongs to the purchaser



					S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
23	919-2	Ac.02.05	Ac.02.05	Wet	Full
24	921	Ac.01.90	Ac.01.90	Wet	Full
25	924-1	Ac.0.82	Ac.0.82	Wet	Full
26	924-2	Ac.0.28	Ac.0.24	Wet	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	924-3	Ac.0.54	Ac.0.54	Wet	Full
28	924-4	Ac.0.30	Ac.0.30	Wet	Full
29	925	Ac.0.65	Ac.0.65	Wet	Full
30	926-1	Ac.0.81	Ac.0.81	Wet	Full
31	926-3A	Ac.0.47	Ac.0.47	Wet	Full
32	926-3B	Ac.0.52	Ac.0.52	Wet	Full
33	928-3	Ac.0.51	Ac.0.51	Wet	Full
34	928-4	Ac.0.84	Ac.0.84	Wet	Full
35	930	Ac.02.01	Ac.0.67	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
36	1214	Ac.04.72	Ac.04.72	Wet	Full
37	1216	Ac.06.72	Ac.06.72	Wet	Full
38	1217	Ac.09.07	Ac.09.07	Wet	Full
39	1218	Ac.10.80	Ac.10.80	Wet	Full
40	1219	Ac.08.28	Ac.08.28	Wet	Full
41	1220	Ac.05.56	Ac.05.56	Wet	Full
42	1221	Ac.05.00	Ac.05.00	Wet	Full
43	1222	Ac.06.62	Ac.06.62	Wet	Full

In the above 43 Items boundaries Ac.92.23 cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1846/2012, 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, (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 II, 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:

2. Devolution of Title:

As per the recitals of the document No.1, i.e., sale deed represents that landed property an extent of Ac.06.14 Cents out of Ac.20.51 Cents in Patta Nos.430, 397 & 395, Sy.No.1217, 1216 & 1214 of Juvvaladinne Village, belonged to Devireddy Niranjan Reddy, S/o. Rami Reddy having been purchased under registered sale deed dated 22.08.1991, vide document No.1299/1991, from Pralaya Kaveri Parvathayya and 30 others. While he was in possession of the above said lands, he appointed one Sri. Vangallu Venku Reddy, S/o. Malla Reddy as his General Power of attorney agent, while he was in possession of the above said lands, he sold the land in part i.e., Ac.06.14 Cents out of the above said extent 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.1,84,200/- and executed a registered sale in its favour on 30.11.1992, vide document No.2491/1992, Kavali SRO. The said deed in Xerox

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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.06.14 cents as referred above.

Document No.1

As per the recitals of the document No.2, i.e., sale deed represents that Devireddy Niranjan Reddy, S/o. Rami Reddy, represented by his General Power of Attorney holder Sri. Vangallu Venku Reddy, S/o. Malla Reddy, while he was in possession of the remaining extent of the lands i.e., an extent of Ac.13.37 Cents in Sy.No.1217, 1216 & 1214 of Juvvaladinne Village, as referred above, he sold the lands in part i.e., Ac.06.50 Cents out of the above said extent 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.1,95,000/- and executed a registered sale in its favour on 28.11.1992, vide document No.2484/1992, 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.06.50 cents as referred above.

Document No.2

As per the recitals of the document No.3, i.e., sale deed represents that Devireddy Niranjan Reddy, S/o. Rami Reddy, represented by his General Power of Attorney holder Sri. Vangallu Venku Reddy, S/o. Malla Reddy, while he was in possession of the remaining extent of the lands i.e., an extent of Ac.06.77 Cents in Sy.No.1217, 1216 & 1214 of Juvvaladinne Village, as referred above, he sold land in part i.e., an extent of Ac.06.50 Cents 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.1,95,000/- and executed a registered sale in its favour on 27.11.1992, vide document No.2474/1992, 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.06.50 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.01.37 Cents in Patta Nos.395 & 397, Sy.No.1214 & 1216 of Juvvaladinne Village, belonged to Shaik Mahaboob Basha, S/o Khadervali having been purchased under registered sale deed dated 28.08.1991, vide document No.1340/1991, from Konduru Mangamma and 26 others. While he was in possession of the above said lands, he appointed one Sri. Maramreddy Nanda Kumar Reddy, S/o. Radhakrishnaiah as his General Power of attorney agent, 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.41,100/- and executed a registered sale in its favour on 30.01.1993, vide document No.156/1993, 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.01.37 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.06.50 Cents out of Ac.19.08 Cents in Patta Nos.402 & 362, Sy.Nos.1218 & 1219 of Juvvaladinne Village, belonged to Sri. Muppalla Siva Janardhana Varma, S/o Rama Raju having been purchased under registered sale deed dated 25.11.1992, vide document No.2460/1992, from Devireddy Chandra Reddy, S/o. Pitchi Reddy. 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.1,95,000/- and executed a registered sale in its favour on 28.11.1992, vide document No.2482/1992, 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.06.50 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.19.08 Cents in Patta Nos.402 & 362, Sy.Nos.1218 & 1219 of Juvvaladinne Village, belonged to Sri. Muppalla Siva Janardhana Varma, S/o Rama Raju having been purchased under registered sale deed dated 25.11.1992, vide document No.2460/1992, from Devireddy Chandra Reddy, S/o. Pitchi Reddy. While he was in possession of the above said lands, he sold the lands in part i.e., Ac.06.50 Cents out of the above said extent 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.1,95,000/- and executed a registered sale in its favour on 27.11.1992, vide document No.2473/1992, 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.06.50 cents as referred above.

Document No.6

As per the recitals of the document No.7, i.e., sale deed represents that the above said Sri. Muppalla Siva Janardhana Varma, S/o Rama Raju, remaining extent of the lands an extent of Ac.12.58 Cents in Sy.Nos.1218 & 1219 of Juvvaladinne Village as referred above, he sold the lands in part i.e., Ac.06.08 Cents out of the above said extent 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.1,82,400/- and executed a registered sale in its favour on 30.11.1992, vide document No.2490/1992, 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.06.08 cents as referred above.

Document No.7

As per the recitals of the document No.8, i.e., sale deed represents that landed property an extent of Ac.17.18 Cents in Patta Nos.363, 110 & 443, Sy.Nos. 1220, 1221 & 1222 of Juvvaladinne Village, belonged to Sri. Devireddy Pankajan Reddy, S/o. Rami Reddy having been purchased under registered sale deed dated 25.11.1992, vide document No.2461/1992, from Devireddy Chandra Reddy, S/o. Pitchi Reddy. While he was in possession of the above said lands, he sold the land in part i.e., Ac.06.50 Cents out of the above said extent 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.1,95,000/- and executed a registered sale in its favour on 28.11.1992, vide document No.2483/1992, 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.06.50 cents as referred above.

Document No.8

As per the recitals of the document No.9, i.e., sale deed represents that the above said Sri. Devireddy Pankajan Reddy, S/o. Rami Reddy, while he was in possession of the remaining extent of the lands i.e., 12.58 Cents in Sy.Nos.1220, 1221 & 1222 of Juvvaladinne Village as referred above, he sold the lands in part i.e., Ac.06.50 Cents out of the above said extent 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.1,95,000/- and executed a registered sale in its favour on 27.11.1992, vide document No.2475/1992, 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.06.50 cents as referred above.

Document No.9

As per the recitals of the document No.10, i.e., sale deed represents that the above said Sri. Devireddy Pankajan Reddy, S/o. Rami Reddy, while he was in possession of the remaining extent of the lands i.e., 06.08 Cents in Sy.Nos.1220, 1221 & 1222 of Juvvaladinne Village as referred above, he sold the in part i.e., an extent of Ac.05.18 Cents out of the above said extent 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.1,55,400/- and executed a registered sale in its favour on 30.11.1992, vide document No.2489/1992, 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.10

As per the recitals of the document No.11, i.e., sale deed represents that landed property an extent of Ac.05.38 Cents in Patta Nos.631, 1569, 238, 524 & 508, Sy.Nos.921 & 924-1, Sy.No.931-3, Sy.No.917-1 & 924-4, Sy.No.924-2, Sy.No.924-3 of Juvvaladinne Village, belonged to Sri. Kanumuri Srinivasa Raju, S/o. Subba Raju having been purchased under registered sale deed dated 15.03.1993, vide document No.551/1993, from Jaladanki Pradeep Kumar Reddy. While he was in possession of the above said lands, he sold the lands in part i.e., Ac.04.39 Cents out of the above said extent 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.1,58,040/- and executed a registered sale in its favour on 11.02.1994, vide document No.266/1994, 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.04.39 cents as referred above.

Document No.11

As per the recitals of the document Nos.12 & 13, 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.12 & 13

As per the recitals of the document No.14, i.e., Deed of General Power of Attorney represents that one 1) Yendeti Narayana, S/o Mala Kondaiah, 2) Maruboyina Ramaiah, S/o. Venkata Subbaiah, 3) Tupili Brahmaiah, S/o. China Naguru, while they were in possession of the lands an extent of Ac.06.30 Cents in Sy.Nos.Sy.No.14/3, Sy.No.62/1, Sy.No.10/4, Sy.Nos.13/2 & 13/4, Sy.No.14/3, Sy.No.14/2 Sy.Nos.55/2 & 59/2 of Mallayapalem Village; and also possessed the lands an extent of Ac.03.80 Cents in Sy.No.926-3A, Sy.No.926-3B, Sy.No.925, Sy.No.928-3, Sy.No.926-1, Sy.No.928-4 of Juvvaladinne Village, they appointed Sri. Vegiraju Sivavarma, S/o. Subba Raju as their General Power of Attorney agent authorizing him to dispose of the above said lands in favour of third parties on their behalf under a deed of General Power of Attorney vide document No.152/1993, Kavali SRO, dated 06.09.1993. 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.10.10 Cents covered under two villages referred above.

Document No.14

As per the recitals of the document No.15, i.e., sale deed represents that the above said 1) Yendeti Narayana, S/o Mala Kondaiah, 2) Maruboyina Ramaiah, S/o. Venkata Subbaiah, 3) Tupili Brahmaiah, S/o. China Naguru, represented by its General Power of Attorney agent Sri. Vegiraju Sivavarma, S/o. Subba Raju, while he was in possession of the lands an extent of Ac.10.10 Cents covered under two villages Mallayapalem and Juvvaladinne, he sold the lands in part i.e., Ac.03.80 Cents in Juvvaladinne Village out of the above said extent 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.1,48,200/- and executed a registered sale in its favour on 07.02.1994, vide document No.256/1994, 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.03.80 cents as referred above. **As seen from the sale deed it is learnt that the other Co-owner Tupili Brahmaiah, S/o. China Naguru has not mentioned in the sale deed as referred above, though he gave power in favour of the vendor Sri. Vegiraju Sivavarma, S/o. Subba Raju. It is an omission after purchase of the property, the purchaser M/s Nagarjuna Aqua Exports Limited has been in possession of the lands, since 1994 till date (24 years). However, no person has been challenged or claimed over the sale of the lands. Therefore the same can be accepted by ignoring the omission.**

Document No.15

As per the recitals of the document No.16, i.e., sale deed represents that landed property an extent of Ac.20.05 Cents in Patta No.238, 266, 562, 504, 548 & 536, Sy.No.916, Sy.No.902 Sy.No.266, Sy.No.903, Sy.Nos.904-1 & 917-2B, Sy.No.904-2 & Sy.No.919-2 of Juvvaladinne Village, belonged to Sri. Kanumuri Srinivasa Raju, S/o. Subba Raju having been purchased under registered sale deed dated 15.03.1993, vide document No.549/1993, from Jaladanki Venka Reddy. While he was in possession of the above said lands, he sold the land in part i.e., Ac.06.08 Cents out of the above said extent 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.1,99,120/- and executed a registered sale in its favour on 07.02.1994, vide



document No.235/1994, 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.06.08 cents as referred above.

Document No.16

As per the recitals of the document No.17, i.e., sale deed represents that the above said Sri. Kanumuri Srinivasa Raju, S/o. Subba Raju, while he was in possession of the remaining extent of the lands an extent of Ac.15.97 Cents Sy.No.916, Sy.No.266, Sy.No.903, Sy.Nos.904-1 & 917-2B, Sy.No.904-2 & Sy.No.919-2 of Juvvaladinne Village as referred above, he sold the in part i.e., Ac.05.72 Cents out of the above said extent 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.1,98,770/- and executed a registered sale in its favour on 08.02.1994, vide document No.245/1994, 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.05.72 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.02.73 Cents in Patta No.524 & 91, Sy.Nos.905-2 & Sy.No.807-2B, of Juvvaladinne Village, belonged to Sri. Vegesna Venugopala Raju, S/o. Satyanarayana Raju having been purchased under different sale deeds vide document No.171/1993, dated 03.02.1993 from B. Venkata Subbaiah and document No.2477/1992, dated 28.11.1992 from J. Pavan Kumar Reddy. While he was in possession of the above said lands, he sold the lands in part i.e., Ac.0.85 Cents out of the above said extent 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.31,755/- and executed a registered sale in its favour on 08.02.1994, vide document No.244/1994, 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.0.85 cents as referred above.

Document No.18

As per the recitals of the document No.19, i.e., sale deed represents that above said Sri. Kanumuri Srinivasa Raju, S/o. Subba Raju, while he was in possession of the remaining extent of the lands an extent of Ac.10.25 Cents Sy.No.919-1, Sy.No.914-1, Sy.No.915-1 & 915-2 etc of Juvvaladinne Village as referred above, he sold the lands in part i.e., Ac.04.63 Cents out of the above said extent 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.1,78,255/- and executed a registered sale in its favour on 05.02.1994, vide document No.227/1994, 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.04.63 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.16.01 Cents in Patta No.223, Sy.Nos.908, 909-1, 909-2, 910-1, 905-1, 911-1, 907, 910-3 & 910-2 of Juvvaladinne Village, belonged to Sri. Vanama Venkata Narayana, S/o. Venkata Rathnam having been purchased under registered sale deed dated 28.11.1992, vide document No.2476/1992, from Jaladanki Meena. While he was in possession of the above said lands, he sold the lands in part i.e., Ac.03.00 Cents in Sy.No.910-3 out of the above said extent 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.1,56,000/- and executed a registered sale in its favour on 07.02.1994, vide document No.237/1994, 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.20

As per the recitals of the document No.21, i.e., sale deed represents that the above said Sri. Vanama Venkata Narayana, S/o. Venkata Rathnam, while he was in possession of the remaining extent of the lands an extent of Ac.13.01 Cents in Sy.Nos.908, 909-1, 909-2, 910-1, 905-1, 911-1, 907, 910-3 & 910-2 of Juvvaladinne Village as referred above, he sold



the lands in part i.e., Ac.04.47 Cents in Sy.Nos.910-2 & 911-1 out of the above said extent 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.1,67,625/- and executed a registered sale in its favour on 04.02.1994, vide document No.210/1994, 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.04.47 cents as referred above.

Document No.21

As per the recitals of the document No.22, i.e., sale deed represents that landed said Sri. Vanama Venkata Narayana, S/o. Venkata Rathnam, while he was in possession of the remaining extent of the lands an extent of Ac.08.64 Cents in Sy.Nos.908, 909-1, 909-2, 910-1, 905-1, 911-1, 907, 910-3 & 910-2 of Juvvaladinne Village as referred above, he sold the lands in part i.e., Ac.04.76 Cents in Sy.Nos.905-1, 908, & 910-1 out of the above said extent 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.1,78,500/- and executed a registered sale in its favour on 03.02.1994, vide document No.204/1994, 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.04.76 cents as referred above.

Document No.22

As per the recitals of the document Nos.23 & 24, 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.45.85 Cents and that the said company was the pattadar under Patta No.198, of Juvvaladinne Village as per the documents which are placed before me.

Document Nos.25 & 26,

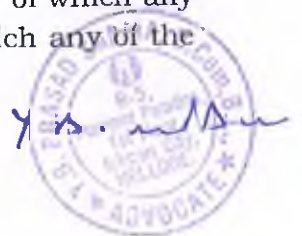
As per the recitals of the document Nos.25 & 26, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.128.31 Cents and that the said company was the pattadar under Patta No.198, of Juvvaladinne Village as per the documents which are placed before me.

As per the recitals of the document Nos.27 & 28, i.e., sale deed in Xerox and certified copy represent that the above said M/s Nagarjuna Aqua Export Limited, represented by its Director K. Somaraju, while the company was in possession of the lands an extent of Ac.92.23 Cents which are covered under the schedules as referred above, the said lands were sold in favour of M/s Nagarajuna Fertilizers and Chemicals limited, rep. by its A.G.M. T. Srinivas, for Rs.2,46,66,000/- and executed a registered sale in its favour on 11.07.2012, vide document No.1846/2012, 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.92.23 which are covered under respective schedules.

Document Nos.27 & 28

As per the recitals of the document No.29, 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, colours, 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.29

As per the recitals of the document No.30, 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, as per the report which is placed before me.

Document No.30

As per the recitals of the document No.31, 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.31

As per the recitals of the document No.32, 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.32

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):



8. Applicability of Local laws:

9. Searches:

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

Document Nos:33 to 75

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

iii) Searches in the Office Registrar of Companies:

iv) **Lispens:**

10. Site Inspection:

11. Conclusion and Recommendations:

Y is *under* ✓

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.	Sale deed	30.11.1992, 2491/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
2.	Sale deed	28.11.1992, 2484/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
3.	Sale deed	27.11.1992, 2474/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
4.	Sale deed	30.01.1993, 156/1993.	Shaik Mahaboob Basha, S/o. Khadervali Saheb.	M/s Nagarjuna Aqua Export Limited.	Xerox
5.	Sale deed	28.11.1992, 2482/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
6.	Sale deed	27.11.1992, 2473/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
7.	Sale deed	30.11.1992, 2490/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
8.	Sale deed	28.11.1992, 2483/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
9.	Sale deed	27.11.1992, 2475/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
10.	Sale deed	30.11.1992, 2489/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
11.	Sale deed	11.02.1994, 266/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
12.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.03.80 Cents in Sy.Nos.926-3A, 926-3B, 925, 928-3, 926-1 & 928-4 of Juvvaladinne Village	Xerox
13.	Endorsement	12.03.2019, L. Pr(B)86/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal;	Relating to land Ac.03.80 Cents in Sy.Nos.926-3A, 926-3B, 925, 928-3, 926-1 & 928-4 of Juvvaladinne Village.	Original
14.	GPA	06.09.1993, 152/1993.	Y. Narayana and 2 others.	V. Siva Varma, S/o. Subba Raju.	Xerox
15.	Sale deed	09.02.1994, 256/1994.	Y. Narayana and M. Ramaiah rep. by its General Power of Attorney agent V. Siva Varma.	M/s Nagarjuna Aqua Export Limited.	Xerox
16.	Sale deed	07.02.1994, 235/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
17.	Sale deed	08.02.1994, 245/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
18.	Sale deed	08.02.1994, 244/1994.	V. Venugopala Raju, S/o. Satvanarayana.	M/s Nagarjuna Aqua Export Limited.	Xerox
19.	Sale deed	05.02.1994, 227/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
20.	Sale deed	07.02.1994, 237/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
21.	Sale deed	04.02.1994, 210/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox



22.	Sgle deed	03.02.1994, 204/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
23.	Pattadar pass Book	01.09.1995, J306563.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
24.	Title deed	15.02.1996 J306563.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
25.	Pattadar pass Book	01.09.1995, J306564.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
26.	Title deed	15.02.1996, J306564.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
27.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Exprt Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
28.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
29.	Bye-Laws	U 24129AP20006PL C051561	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.		True Copy
30.	Search Report	Date Nil	Online search conducted by the Company Secretary, Hyderabad.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
31.	Search report	17.10.2019	Issued by the company Secretaries, KBG Associates, Hyd.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
32.	Resolution	30.08.2017	Resolution passed by the Board of Directors, M/s. Nagarjuna Fertilizers and Chemicals Limited.		Xerox
33.	Encumbrance certificate	03.01.2019, 43972266.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.1 of the schedule.	Original
34.	Encumbrance certificate	03.01.2019, 43976233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.2 of the schedule.	Original
35.	Encumbrance certificate	03.01.2019, 43976290.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.3 of the schedule.	Original
36.	Encumbrance certificate	03.01.2019, 43976328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.4 of the schedule.	Original
37.	Encumbrance certificate	03.01.2019, 43976382.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.5 of the schedule.	Original
38.	Encumbrance certificate	03.01.2019, 43978062.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.6 of the schedule.	Original
39.	Encumbrance certificate	03.01.2019, 43978878.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.7 of the schedule.	Original
40.	Encumbrance certificate	03.01.2019, 43979017.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.8 of the schedule.	Original
41.	Encumbrance certificate	03.01.2019, 43979151.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.9 of the schedule.	Original
42.	Encumbrance certificate	03.01.2019, 43979877.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.10 of the schedule.	Original
43.	Encumbrance certificate	03.01.2019, 43979963.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.11 of the schedule.	Original
44.	Encumbrance certificate	03.01.2019, 43980024.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.12 of the schedule.	Original
45.	Encumbrance certificate	03.01.2019, 43980106.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.13 of the schedule.	Original
46.	Encumbrance certificate	03.01.2019, 43980155.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.14 of the schedule.	Original
47.	Encumbrance certificate	03.01.2019, 43980425.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.15 of the schedule.	Original
48.	Encumbrance certificate	03.01.2019, 43980848.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.16 of the schedule.	Original
49.	Encumbrance certificate	03.01.2019, 43980901.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.17 of the schedule.	Original



50.	Encumbrance certificate	04.01.2019, 43983154.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.18 of the schedule.	Original
51.	Encumbrance certificate	04.01.2019, 43983198.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.19 of the schedule.	Original
52.	Encumbrance certificate	04.01.2019, 43983233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.20 of the schedule.	Original
53.	Encumbrance certificate	04.01.2019, 43983274.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.21 of the schedule.	Original
54.	Encumbrance certificate	04.01.2019, 43983328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.22 of the schedule.	Original
55.	Encumbrance certificate	04.01.2019, 43983385.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.23 of the schedule.	Original
56.	Encumbrance certificate	04.01.2019, 43983735.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.24 of the schedule.	Original
57.	Encumbrance certificate	04.01.2019, 43983831.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.25 of the schedule.	Original
58.	Encumbrance certificate	04.01.2019, 43983902.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.26 of the schedule.	Original
59.	Encumbrance certificate	04.01.2019, 43983974.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.27 of the schedule.	Original
60.	Encumbrance certificate	04.01.2019, 43984042.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.28 of the schedule.	Original
61.	Encumbrance certificate	04.01.2019, 43984123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.29 of the schedule.	Original
62.	Encumbrance certificate	04.01.2019, 43984182.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.30 of the schedule.	Original
63.	Encumbrance certificate	04.01.2019, 43984242.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.31 of the schedule.	Original
64.	Encumbrance certificate	04.01.2019, 43984396.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.32 of the schedule.	Original
65.	Encumbrance certificate	04.01.2019, 43984329.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.33 of the schedule.	Original
66.	Encumbrance certificate	04.01.2019, 43984449.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.34 of the schedule.	Original
67.	Encumbrance certificate	04.01.2019, 43984535.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.35 of the schedule.	Original
68.	Encumbrance certificate	04.01.2019, 43985995.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.36 of the schedule.	Original
69.	Encumbrance certificate	04.01.2019, 43986094.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.37 of the schedule.	Original
70.	Encumbrance certificate	04.01.2019, 43986194.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.38 of the schedule.	Original
71.	Encumbrance certificate	04.01.2019, 43986591.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.39 of the schedule.	Original
72.	Encumbrance certificate	04.01.2019, 43986769.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.40 of the schedule.	Original
73.	Encumbrance certificate	04.01.2019, 43986931.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.41 of the schedule.	Original
74.	Encumbrance certificate	04.01.2019, 43986978.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.42 of the schedule.	Original
75.	Encumbrance certificate	04.01.2019, 43987052.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.43 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).

7/1/19



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	30.11.1992, 2491/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
2.	Sale deed	28.11.1992, 2484/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
3.	Sale deed	27.11.1992, 2474/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	30.01.1993, 156/1993.	Shaik Mahaboob Basha, S/o. Khadervali Saheb.	M/s Nagarjuna Aqua Export Limited.	Original
5.	Sale deed	28.11.1992, 2482/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
6.	Sale deed	27.11.1992, 2473/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
7.	Sale deed	30.11.1992, 2490/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	28.11.1992, 2483/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	27.11.1992, 2475/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
10.	Sale deed	30.11.1992, 2489/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
11.	Sale deed	11.02.1994, 266/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
12.	GPA	06.09.1993, 152/1993.	Y. Narayana and 2 others.	V. Siva Varma, S/o. Subba Raju.	Original
13.	Sale deed	09.02.1994, 256/1994.	Y. Narayana and M. Ramaiah rep. by its General Power of Attorney agent V. Siva Varma.	M/s Nagarjuna Aqua Export Limited.	Original
14.	Sale deed	07.02.1994, 235/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
15.	Sale deed	08.02.1994, 245/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
16.	Sale deed	08.02.1994, 244/1994.	V. Venugopala Raju, S/o. Satyanarayana.	M/s Nagarjuna Aqua Export Limited.	Original
17.	Sale deed	05.02.1994, 227/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
18.	Sale deed	07.02.1994, 237/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
19.	Sale deed	04.02.1994, 210/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
20.	Sale deed	03.02.1994, 204/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
21.	Pattadar pass Book	01.09.1995, J306563.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Original
22.	Title deed	15.02.1996 J306563.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Original
23.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Exprt Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
24.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
25.	Encumbrance certificate	03.01.2019, 43972266.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.1 of the schedule.	Original



26.	Encumbrance certificate	03.01.2019, 43976233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.2 of the schedule.	Original
27.	Encumbrance certificate	03.01.2019, 43976290.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.3 of the schedule.	Original
28.	Encumbrance certificate	03.01.2019, 43976328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.4 of the schedule.	Original
29.	Encumbrance certificate	03.01.2019, 43976382.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.5 of the schedule.	Original
30.	Encumbrance certificate	03.01.2019, 43978062.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.6 of the schedule.	Original
31.	Encumbrance certificate	03.01.2019, 43978878.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.7 of the schedule.	Original
32.	Encumbrance certificate	03.01.2019, 43979017.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.8 of the schedule.	Original
33.	Encumbrance certificate	03.01.2019, 43979151.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.9 of the schedule.	Original
34.	Encumbrance certificate	03.01.2019, 43979877.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.10 of the schedule.	Original
35.	Encumbrance certificate	03.01.2019, 43979963.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.11 of the schedule.	Original
36.	Encumbrance certificate	03.01.2019, 43980024.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.12 of the schedule.	Original
37.	Encumbrance certificate	03.01.2019, 43980106.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.13 of the schedule.	Original
38.	Encumbrance certificate	03.01.2019, 43980155.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.14 of the schedule.	Original
39.	Encumbrance certificate	03.01.2019, 43980425.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.15 of the schedule.	Original
40.	Encumbrance certificate	03.01.2019, 43980848.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.16 of the schedule.	Original
41.	Encumbrance certificate	03.01.2019, 43980901.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.17 of the schedule.	Original
42.	Encumbrance certificate	04.01.2019, 43983154.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.18 of the schedule.	Original
43.	Encumbrance certificate	04.01.2019, 43983198.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.19 of the schedule.	Original
44.	Encumbrance certificate	04.01.2019, 43983233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.20 of the schedule.	Original
45.	Encumbrance certificate	04.01.2019, 43983274.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.21 of the schedule.	Original
46.	Encumbrance certificate	04.01.2019, 43983328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.22 of the schedule.	Original
47.	Encumbrance certificate	04.01.2019, 43983385.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.23 of the schedule.	Original

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48.	Encumbrance certificate	04.01.2019, 43983735.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.24 of the schedule.	Original
49.	Encumbrance certificate	04.01.2019, 43983831.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.25 of the schedule.	Original
50.	Encumbrance certificate	04.01.2019, 43983902.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.26 of the schedule.	Original
51.	Encumbrance certificate	04.01.2019, 43983974.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.27 of the schedule.	Original
52.	Encumbrance certificate	04.01.2019, 43984042.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.28 of the schedule.	Original
53.	Encumbrance certificate	04.01.2019, 43984123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.29 of the schedule.	Original
54.	Encumbrance certificate	04.01.2019, 43984182.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.30 of the schedule.	Original
55.	Encumbrance certificate	04.01.2019, 43984242.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.31 of the schedule.	Original
56.	Encumbrance certificate	04.01.2019, 43984396.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.32 of the schedule.	Original
57.	Encumbrance certificate	04.01.2019, 43984329.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.33 of the schedule.	Original
58.	Encumbrance certificate	04.01.2019, 43984449.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.34 of the schedule.	Original
59.	Encumbrance certificate	04.01.2019, 43984535.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.35 of the schedule.	Original
60.	Encumbrance certificate	04.01.2019, 43985995.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.36 of the schedule.	Original
61.	Encumbrance certificate	04.01.2019, 43986094.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.37 of the schedule.	Original
62.	Encumbrance certificate	04.01.2019, 43986194.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.38 of the schedule.	Original
63.	Encumbrance certificate	04.01.2019, 43986591.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.39 of the schedule.	Original
64.	Encumbrance certificate	04.01.2019, 43986769.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.40 of the schedule.	Original
65.	Encumbrance certificate	04.01.2019, 43986931.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.41 of the schedule.	Original
66.	Encumbrance certificate	04.01.2019, 43986978.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.42 of the schedule.	Original
67.	Encumbrance certificate	04.01.2019, 43987052.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.43 of the schedule.	Original

Annexure -II

CERTIFICATE ON THE DOCUMENTS SCRUTINISED

I have visited the office of the Sub-Registrar at Nellore on 09.01.2019 & 10.01.2019, to verify that the original title deed(s) relating to the property/ies as detailed hereunder submitted to me



for verification and hereby confirm that they are in conformity with the records of the Sub-Registrar Office (SRO):

TABLE (1)

S.No.	Nature of Document	Document Date & No.	Vendor	Vendee
1.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.

Further I/We have checked/verified.

1. The Stamp Papers used in the above-mentioned documents and confirm that
I. The value of the stamps used is as per the provisions of the stamp act.

II. The stamp paper bears Numbers/ Water Mark/ Stamp Vendors name and serial number.

2. The transaction under the each of the above documents as mentioned in Table 1 as being recorded in the register of Sub-Registrar's Office (SRO) under respective volumes and pages and found the same to tally with the records and are in order.

3. That the documents listed in Table 2 are proper and in Order

Besides the above, I also confirm that I have verified the copies/certified copies of the following documents and found them to be in order.

TABLE (2)

I further confirm that I have not verified the following documents in Originals, After releasing the documents I will verify the same.

Sl. no	Nature of Document	Document date / No	Name of the vendor	Name of the Vendee	Original
1.	Sale deed	30.11.1992, 2491/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
2.	Sale deed	28.11.1992, 2484/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
3.	Sale deed	27.11.1992, 2474/1992.	D. Niranjan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	30.01.1993, 156/1993.	Shaik Mahaboob Basha, S/o. Khadervali Saheb.	M/s Nagarjuna Aqua Export Limited.	Original
5.	Sale deed	28.11.1992, 2482/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
6.	Sale deed	27.11.1992, 2473/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
7.	Sale deed	30.11.1992, 2490/1992.	M. Siva Janardhana Varma, S/o. Rama Raju.	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	28.11.1992, 2483/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	27.11.1992, 2475/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
10.	Sale deed	30.11.1992, 2489/1992.	D. Pankajan Reddy, S/o. Rami Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
11.	Sale deed	11.02.1994, 266/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
12.	GPA	06.09.1993, 152/1993.	Y. Narayana and 2 others.	V. Siva Varma, S/o. Subba Raju.	Original
13.	Sale deed	09.02.1994, 256/1994.	Y. Narayana and M. Ramaiah rep. by its General Power of Attorney agent V. Siva Varma.	M/s Nagarjuna Aqua Export Limited.	Original



14.	Sale deed	07.02.1994, 235/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
15.	Sale deed	08.02.1994, 245/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
16.	Sale deed	08.02.1994, 244/1994	V. Venugopala Raju, S/o. Satyanarayana.	M/s Nagarjuna Aqua Export Limited.	Original
17.	Sale deed	05.02.1994, 227/1994.	K. Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
18.	Sale deed	07.02.1994, 237/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
19.	Sale deed	04.02.1994, 210/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
20.	Sale deed	03.02.1994, 204/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
21.	Pattadar pass Book	01.09.1995, J306563.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Original
22.	Title deed	15.02.1996 J306563.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Original
23.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
24.	Sale deed	11.07.2012, 1846/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
25.	Encumbrance certificate	03.01.2019, 43972266.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.1 of the schedule.	Original
26.	Encumbrance certificate	03.01.2019, 43976233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.2 of the schedule.	Original
27.	Encumbrance certificate	03.01.2019, 43976290.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.3 of the schedule.	Original
28.	Encumbrance certificate	03.01.2019, 43976328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.4 of the schedule.	Original
29.	Encumbrance certificate	03.01.2019, 43976382.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.5 of the schedule.	Original
30.	Encumbrance certificate	03.01.2019, 43978062.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.6 of the schedule.	Original
31.	Encumbrance certificate	03.01.2019, 43978878.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.7 of the schedule.	Original
32.	Encumbrance certificate	03.01.2019, 43979017.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.8 of the schedule.	Original
33.	Encumbrance certificate	03.01.2019, 43979151.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.9 of the schedule.	Original
34.	Encumbrance certificate	03.01.2019, 43979877.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.10 of the schedule.	Original
35.	Encumbrance certificate	03.01.2019, 43979963.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.11 of the schedule.	Original
36.	Encumbrance certificate	03.01.2019, 43980024.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.12 of the schedule.	Original
37.	Encumbrance certificate	03.01.2019, 43980106.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.13 of the schedule.	Original
38.	Encumbrance certificate	03.01.2019, 43980155.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.14 of the schedule.	Original



39.	Encumbrance certificate	03.01.2019, 43980425.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.15 of the schedule.	Original
40.	Encumbrance certificate	03.01.2019, 43980848.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.16 of the schedule.	Original
41.	Encumbrance certificate	03.01.2019, 43980901.	Issued by the Sub-Register, Kavali from 01.01.1990 to 02.01.2019.	Relating to the Item No.17 of the schedule.	Original
42.	Encumbrance certificate	04.01.2019, 43983154.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.18 of the schedule.	Original
43.	Encumbrance certificate	04.01.2019, 43983198.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.19 of the schedule.	Original
44.	Encumbrance certificate	04.01.2019, 43983233.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.20 of the schedule.	Original
45.	Encumbrance certificate	04.01.2019, 43983274.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.21 of the schedule.	Original
46.	Encumbrance certificate	04.01.2019, 43983328.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.22 of the schedule.	Original
47.	Encumbrance certificate	04.01.2019, 43983385.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.23 of the schedule.	Original
48.	Encumbrance certificate	04.01.2019, 43983735.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.24 of the schedule.	Original
49.	Encumbrance certificate	04.01.2019, 43983831.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.25 of the schedule.	Original
50.	Encumbrance certificate	04.01.2019, 43983902.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.26 of the schedule.	Original
51.	Encumbrance certificate	04.01.2019, 43983974.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.27 of the schedule.	Original
52.	Encumbrance certificate	04.01.2019, 43984042.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.28 of the schedule.	Original
53.	Encumbrance certificate	04.01.2019, 43984123.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.29 of the schedule.	Original
54.	Encumbrance certificate	04.01.2019, 43984182.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.30 of the schedule.	Original
55.	Encumbrance certificate	04.01.2019, 43984242.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.31 of the schedule.	Original
56.	Encumbrance certificate	04.01.2019, 43984396.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.32 of the schedule.	Original
57.	Encumbrance certificate	04.01.2019, 43984329.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.33 of the schedule.	Original
58.	Encumbrance certificate	04.01.2019, 43984449.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.34 of the schedule.	Original
59.	Encumbrance certificate	04.01.2019, 43984535.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.35 of the schedule.	Original
60.	Encumbrance certificate	04.01.2019, 43985995.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.36 of the schedule.	Original



61.	Encumbrance certificate	04.01.2019, 43986094.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.37 of the schedule.	Original
62.	Encumbrance certificate	04.01.2019, 43986194.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.38 of the schedule.	Original
63.	Encumbrance certificate	04.01.2019, 43986591.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.39 of the schedule.	Original
64.	Encumbrance certificate	04.01.2019, 43986769.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.40 of the schedule.	Original
65.	Encumbrance certificate	04.01.2019, 43986931.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.41 of the schedule.	Original
66.	Encumbrance certificate	04.01.2019, 43986978.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.42 of the schedule.	Original
67.	Encumbrance certificate	04.01.2019, 43987052.	Issued by the Sub-Register, Kavali from 01.01.1990 to 03.01.2019.	Relating to the Item No.43 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
			Documents No. 1 to 75, as referred above.

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.66/2019, 67/2019, 68/2019, 69/2019, 70/2019, 71/2019, 72/2019, 73/2019, 74/2019, 75/2019, 76/2019, 77/2019, 78/2019, 79/2019, 80/2019, 84/2019, 85/2019, 86/2019, 87/2019, 88/2019, 89/2019, 90/2019, 91/2019, 92/2019, 93/2019, 94/2019, 95/2019, 96/2019, 97/2019, 98/2019, 99/2019, 100/2019, 101/2019, 102/2019, 103/2019, 104/2019, 105/2019, 106/2019, 107/2019, 108/2019, 109/2019, 110/2019 & 111/2019, for Rs.200/- each issued by the Sub Registrar of Assurances, Kavali, dated: 03.01.2019.

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



19-10-2019

To,

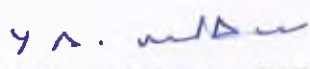
The Branch Head,
IDBI Bank Ltd,
Mumbai Branch.

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 and Juvvaladinne 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
Description of the immovable properties:
SCHEDULE

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

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	807-2B	Ac.0.42	Ac.0.31	Wet	Full
2	902	Ac.0.62	Ac.0.62	Dry	Full
3	903	Ac.1.32	Ac.0.70	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
4	904-1	Ac.0.56	Ac.0.56	Dry	Full
5	904-2	Ac.0.39	Ac.0.39	Dry	Full
6	905-1	Ac.2.00	Ac.1.20	Dry	Full
7	905-2	Ac.0.43	Ac.0.43	Dry	Full
8	908	Ac.01.35	Ac.1.35	Dry	Full
9	910-1	Ac.02.21	Ac.02.21	Dry	Full
10	910-2	Ac.0.75	Ac.0.75	Dry	Full
11	910-3	Ac.03.00	Ac.3.00	Dry	Full
12	911-1	Ac.1.07	Ac.01.07	Dry	Full
13	914-1	Ac.1.07	Ac.01.07	Dry	Full
14	914-2	Ac.1.09	Ac.01.07	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
15	915-1	Ac.01.42	Ac.01.42	Dry	Full
16	915-2	Ac.0.44	Ac.0.44	Dry	Full
17	916	Ac.0.42	Ac.0.42	Dry	Full
18	917-1	Ac.0.19	Ac.0.19	Wet	Full
19	917-2B	Ac.01.34	Ac.01.34	Wet	Full
20	918-1	Ac.0.96	Ac.0.96	Wet	Full
21	918-2	Ac.01.18	Ac.01.18	Wet	Full
22	919-1	Ac.01.77	Ac.01.70	Wet	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
23	919-2	Ac.02.05	Ac.02.05	Wet	Full
24	921	Ac.01.90	Ac.01.90	Wet	Full
25	924-1	Ac.0.82	Ac.0.82	Wet	Full
26	924-2	Ac.0.28	Ac.0.24	Wet	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	924-3	Ac.0.54	Ac.0.54	Wet	Full
28	924-4	Ac.0.30	Ac.0.30	Wet	Full
29	925	Ac.0.65	Ac.0.65	Wet	Full
30	926-1	Ac.0.81	Ac.0.81	Wet	Full
31	926-3A	Ac.0.47	Ac.0.47	Wet	Full
32	926-3B	Ac.0.52	Ac.0.52	Wet	Full
33	928-3	Ac.0.51	Ac.0.51	Wet	Full
34	928-4	Ac.0.84	Ac.0.84	Wet	Full
35	930	Ac.02.01	Ac.0.67	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



36	1214	Ac.04.72	Ac.04.72	Wet	Full
37	1216	Ac.06.72	Ac.06.72	Wet	Full
38	1217	Ac.09.07	Ac.09.07	Wet	Full
39	1218	Ac.10.80	Ac.10.80	Wet	Full
40	1219	Ac.08.28	Ac.08.28	Wet	Full
41	1220	Ac.05.56	Ac.05.56	Wet	Full
42	1221	Ac.05.00	Ac.05.00	Wet	Full
43	1222	Ac.06.62	Ac.06.62	Wet	Full

In the above 43 Items boundaries Ac.92.23 cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1846/2012, 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
	DOCUMENTS 1 TO 75, AS REFERRED ABOVE.				

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

