

**B. HARINATH RAO**  
Advocate,

Flat No. 402, H. No. 16-11-310/10,  
Maruthi Emerald, Saleemnagar,  
Malakpet, HYDERABAD-500036 (A.P.)  
E-Mail : [harinatharao@yahoo.co.in](mailto:harinatharao@yahoo.co.in)  
Ph : 984 988 8058  
040-24558058 ( O )

### **Title Investigation Report**

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

I, B. Harinath Rao, Advocate, has investigated the title of Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad (Mortgagor), to the immovable properties situated at H.No. 8-2-248/A, situated Khairatabad, Hyderabad, Panjagutta Nagarjuna Hills, Banjara Hills, Hyderabad-82, Telangana State, on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates etc.

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

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

**Item No.1**

All that the piece and parcel of house property bearing Municipal No. 8-2-248/A, admeasuring 7277-00 Sq.Ft, situated at Khairatabad, Panjagutta Nagarjuna Hills, Banjara Hills, Hyderabad, Telangana State, situate within the limits of Registration District: Hyderabad and Sub-Registrar Office: Banjara Hills and bounded as under:

**( By Sale Deed Dated: 15-07-1992, vide Doc. No. 3564/92)**

North : Plot Nos. 45/46/47/48/49  
South : 30 Feet Wide Road  
East : Plot No. 40  
West : Plot Nos. 50/51.



**Item No.2**

All that the piece and parcel of house property bearing Municipal No. 8-2-248/A, admeasuring 606-51 Sq Mtrs, situated at Khairatabad, Panjagutta Nagarjuna Hills, Banjara Hills, Hyderabad, Telangana State, situate within the limits of Registration District: Hyderabad and Sub-Registrar Office: Banjara Hills and bounded as under:

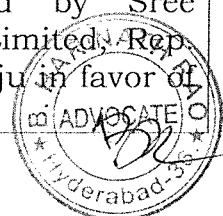
**( By Sale Deed Dated: 15-07-1992, vide Doc. No. 3048/92)**

North : Plot Nos. 45/46/47/48/49  
 South : 30 Feet Wide Road  
 East : Plot No. 40  
 West : Plot Nos. 50 and 51

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

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

Sl. No.	Date of Document	Description of the Document
1.	15-07-1992	Regd. Sale Deed executed by M/s. Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, Rep. by its Secretary A.V. Satyanarayana Raju, in favor of M/s. NSL Limited (formerly Nagarjuna Steels Limited), Hyderabad, Rep. by its Director Sri. R. Venkatrama Raju, vide Doc. No. 3564/92, registered on 23-09-1992, in the O/o. SRO Khairatabad presently SRO Banjara Hills, Hyderabad.
2.	15-07-1992	Regd. Sale Deed executed by M/s. Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, Rep. by its Secretary A.V. Satyanarayana Raju, in favor of M/s. NSL Limited (formerly Nagarjuna Steels Limited), Hyderabad, Rep. by its Director Sri. R. Venkatrama Raju, vide Doc. No. 3048/92, registered in the O/o. SRO Khairatabad presently SRO Banjara Hills, Hyderabad.
3.	20-06-1978	Un-Regd. Agreement of Sale executed by Sree Nagarjuna Co-operative Housing Society Limited, Rep. by its Secretary Sri. A.V. Satyanarayana Raju in favor of Nagarjuna Steels Limited, Hyderabad.



4.	17-06-1978	Regd. Sale Deed executed by (1) Mir Barkat Ali Khan, Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Mohd. Asadulla Khan, S/o. Mohd. Inayatullah Khan (2) Mir Karamat Ali Khan Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Hashim Ali Tahir S/o. Late. Ahmed Ali Tahir and (3) Princess Durrushehwar, W/o. High Late Highness Prince Azam Jah Bahadur, through her Regd. GPA Holder Sri. Hashim Ali Tahir in favor of Sree Nagarjuna Cooperative Housing Society Ltd., Hyderabad, vide Doc. No. 2310/1978, registered in the O/o. R.O. Hyderabad.
5.	29-05-1978	G.O.Ms. No. 915, issued by Government of Andhra Pradesh Revenue (UC:II) Department.
6.	20-12-1956	Regd. Sale Deed executed by (1) Khaja Abdul Mukthader ,(2) Aziz Fatima (3) Fakrunnisa Begum (4) Khaja Abdul Khadeer and (5) Rashid Shapurji in favor of (1) His Highness Nawab Azam Jah Bahadur (2) Prince Mukaram Jah Bahadur and (3) Prince Mufakkam Jah Bahadur vide Doc. No. 3136/1956, registered in the O/o. R.O. Hyderabad.
7.	27-04-1998	Orders Passed by Hon'ble High Court of A.P. Hyderabad, in Company Petition Nos. 11 and 12 of 1998 in Company Application Nos. 616 of 1997.
8.	17-12-1997	Scheme of Amalgamation of NSL Limited into Pennar Steels Limited including a scheme of Arrangement with Nagarjuna Fertilizers and Chemicals Limited, a creditor of particular class, including the statement under Sec. 393 of the Companies Act 1956.
9.	02-07-2013	Mutation Proceedings issued by the Deputy Commissioner, GHMC, Khairatabad Circle No.-10, vide Proc. No. 1010006483, in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited, in respect of H.No. 8-2-248 of Banjara Hills.
10.	29-04-2015	Property Tax Receipt No. 10100000367757, issued by GHMC in favor of Nagarjuna Fertilizers and Chemicals Limited, in respect of H.No. 8-2-248, situated at Banjara Hills, for the period 01-04-2015 to 31-03-2016.
11.	22-11-2015	Statement of Encumbrance on Property vide App. No. 469622, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.



12.	22-11-2015	Statements of Encumbrance on Property vide App. No. 469652, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.
13.	22-11-2015	Statements of Encumbrance on Property vide App. No. 470689, downloaded by me from website of the registration department for the period 01-01-1959 to 21-11-2015.
14.	22-11-2015	Property tax payment due details downloaded by me from the website of GHMC in respect of H.No. 8-2-248.
15.	28-11-2015	Statement of Encumbrance on Property vide App. No. 587819, issued by SRO Hyderabad ( South)( SRO Banjara Hills) for the period 01-01-1977 to 27-11-2015.
16.	28-11-2015	Statement of Encumbrance on Property vide App. No. 587979, issued by SRO Hyderabad (South)(SRO Banjara Hills) for the period 01-01-1977 to 27-11-2015.
17.	01-12-2015	Statement of Encumbrance on Property vide App. No. 635083, issued by SRO Hyderabad ( South)( SRO Banjara Hills) for the period 01-01-1977 to 30-11-2015.
18.	11-12-2015	Search Receipt No. 17 issued by SRO Hyderabad (South) in proof of search of Doc. No. 3564/92.

**Flow of title:**

From the documents submitted by the mortgagor more particularly from the Regd. Sale Deed Dated: 20-12-1956, vide Doc. No. 3136 of 1956, registered in the O/o. R.O. Hyderabad, it is observed that, originally Late. Sri. Moulvi Khaja Abdul Aziz Sahab Judge of the High Court of Hyderabad, is the owner and possessor of the Bungalow known as "Baitul Aziz" admeasuring Ac. 23-00 Gts, in Sy. No. 120 and 121 situated at Panjagutta, Hyderabad, bearing Municipal No. (C-4) 6-2-248, having purchased the same through a Regd. Sale Deed Dated: 11<sup>th</sup> Theer 1342 Fasli, registered in Book No.1, Vol .No. II page 31 as serial No. 469.

Further it is observed from the said sale deed that the said Moulva Khaja Abdul Aziz died on 05-05-1945, leaving behind his wife Smt. Amina Begum, two sons and two daughters, as his surviving legal heirs. Further the said Amina Begum also died in December, 1945 leaving the vendors of the said sale deed as her sole heirs and legal representatives.



Further it is observed that Sri. Rashid Shapurji Chanoy i.e. the Vendor No.5 of the said sale deed has filed suit against the vendors Nos. 1 to 4 of the said sale deed in respect of the above said bungalow which ended in a compromise at the state of Appeal in the High Court on 10-12-1954, whereby Sri. Rashid Shapurji Chanoy i.e. the Vendor No.5 of the said sale deed became entitled to the said property. Further it is observed that, the Vendor No.4 of the said sale deed is of unsound mind as such the vendor No.1 has obtained permission from the Chief Judge City Civil Court at Hyderabad by Orders Dated: 16-08-1956 in M.P. No. 103/2 of 1956 to sell the above said property. Further it is observed that by virtue of the above said proceedings the Vendor Nos. 1 to 4 along with the Vendor No.5 i.e. Sri. Rashid Shapurji Chanoy, who obtained title by virtue of the above said compromise decree has sold the above said bungalow, totally admeasuring Ac. 23-00 Gts, in favor of (1) His Highness Nawab Azam Jah Bahadur (2) Prince Mukaram Jah Bahadur and (3) Prince Mufakkam Jah Bahadur, through Regd. Sale Deed Dated: 20-12-1956, vide Doc. No. 3136 of 1956, registered in the O/o. R.O. Hyderabad.

Further it is observed that subsequently the above said two vendees namely Prince Mukaram Jah Bahadur and Prince Mufakkam Jah Bahadur and the legal heirs of Nawab Azam Jah Bahadur, through their G.P. A Holders have obtained ULC exemption from the Government of Andhra Pradesh vide GO Ms. No. 915, Revenue ( UC:II) Department Dated: 29-05-1978 to alienate the land admeasuring Ac. 15 ½ Gts out of the above said bungalow, with a building and appurtenant land thereon situated at Panjagutta in H.No. 8-2-248, Bell View ( Baitul Aziz) in Sy. Nos. 1163/, 116/4, 120, 121 and 122 of Khairatabad Village, in favor of Sri Nagarjuna Co-operative Housing Society Limited, Hyderabad.

Further from the documents submitted by the mortgagor and more particularly from the Regd. Sale Deed Dated: 17-06-1978, vide



2310/1978, executed by (1) Mir Barkat Ali Khan, Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Mohd. Asadulla Khan, S/o. Mohd. Inayatullah Khan (2) Mir Karamat Ali Khan Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Hashim Ali Tahir S/o. Late. Ahmed Ali Tahir and (3) Princess Durrushehwar, W/o. High Late Highness Prince Azam Jah Bahadur, through her Regd. GPA Holder Sri. Hashim Ali Tahir in favor of Sree Nagarjuna Cooperative Housing Society Ltd., Hyderabad, it is observed that, Mir Barkat Ali Khan, Mir Karamat Ali Khan and their father His Highness Prince Azam Jah Bahadur have jointly purchased the building/bungalow known as "Belview" (otherwise known as Baitul Aziz), bearing Municipal No. 8-2-248, together with open land appurtenant to the said building, in Sy. Nos. 120, 121, 116/3 (Part), 116/4 (Part), 116/5(part) and 122(Part) totally admeasuring about Ac. 15 ½ Gts, situated at Khairatabad Village, Hyderabad, from Sri. Khaja Abdul Mukhtadar and others, through Regd. Sale Deed Dated: 20-12-1956, vide Doc. No. 3136/1956, registered in the O/o. R.O. Hyderabad.

Further it is observed that subsequent to the said purchase His Highness Prince Azam Jah Bahadur, has died on 09-10-1970 consequently the one third share of said deceased in the above said house property, was devolved on the Mir Barkat Ali Khan, Mir Karamat Ali Khan and his wife Princess Durrushehwar, in the ratio of one eight to his wife and the remaining share to the his sons as per the mohammaden law in equal shares and thus the said persons namely Mir Barkat Ali Khan, Mir Karamat Ali Khan and Princess Durrushehwar, became absolute owners of the said property in the ratio of 11.5/24, 11.5/24 and 1/24<sup>th</sup> share and they were in possession and enjoyment of the same.

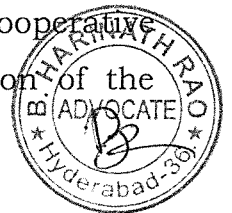


It is further observed that subsequently the said owners have entered into an Agreement of Sale Dated: 26-08-1975 with M/s. Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, for alienating the said property and in pursuance of the same obtained the Urban Land Ceiling clearance from the Government of Andhra Pradesh Revenue Department vide GO Ms. No. 915, Dated: 29-05-1978 wherein the government has granted exemption in respect of land admeasuring 59,915-00 Sq.Mtrs, situated in Municipal No. 8-2-248, in Sy. Nos. 120, 121, 116/3, 116/4 , 116/5 and 122, from the operation of provisions of Chapter-III of Urban Land ( Ceiling and Regulation) Act, 1976.

Further it is observed that the said land/building owners viz., Mir Barkat Ali Khan, Mir Karamat Ali Khan and Princess Durrushehwar, having obtained ULC clearance referred supra, has sold the House bearing Municipal No. 8-2-248 and the open land appurtenant to it lying within the compound wall of the said house property totally admeasuring Ac. 15 ½ Gts, in Sy. Nos. 120, 121, 116/3, 116/4, 116/5 and 122, situated at Khairatabad Village, Hyderabad, in favor of Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, through Regd. Sale Deed Dated: 17-06-1978, vide Doc. No. 2310/1978, registered on 19-06-1978, in the O/o. R.O. Hyderabad.

Further it is observed that, said Sree Nagarjuna Co-operative Housing Society Limited, having acquired title and possession of the said house property bearing No. 8-2-248 known as "Baitul-Aziz" totally admeasuring 15 ½ Acres situated at Khairatabad, in the manner referred supra, has entered into Un-Regd. Agreement of Sale Dated: 20-06-1978, with Nagarjuna Steels Limited, Hyderabad, for alienation of land appurtenant to the house admeasuring 1500-00 Sq.Mtrs.

Further it is observed that the said Sree Nagarjuna Cooperative Housing Society Limited, having acquired title and possession of the



above said house property including the land appurtenant to it the manner referred supra has sold the land admeasuring 606-51 Sq.Mtrs appurtenant to the H. No. 8-2-248/A, in favor of M/s. NSL Limited (formerly known as Nagarjuna Steels Limited) through Regd. Sale Deed Dated: 15-07-1992, vide Doc. No. 3048/92 registered in the O/o. SRO Khairatabad presently SRO Bajara Hills, **Hyderabad (i.e. item No.2 property) .**

Further it is also observed that the said Sree Nagarjuna Cooperative Housing Society Limited, has also sold an area of 7277-00 Sq.Ft. or 676-03 Sq.Mtrs, out of the above said house property bearing No. 8-2-248/A, situated at Khairatabad, Hyderabad, in favor of M/s. NSL Limited (formerly known as Nagarjuna Steels Limited) through Regd. Sale Deed Dated: 15-07-1992, vide Doc. No. 3564/92 registered on 23-09-1992, in the O/o. SRO Khairatabad presently SRO Bajara Hills, Hyderabad (**i.e. item No.1 property) .**

Further it is not known whether the said M/s. NSL Limited, subsequent to its purchase of the above said property in the manner referred supra, got its name mutated in municipal records and paid the property taxes or whether it raised any new structures over the purchased land etc., since the borrower has not produced any documents to that effect.

Further from the Orders Dated: 27-04-1998 passed by the Hon'ble High Court of A.P. Hyderabad in Company Petition Nos. 11 of 1998 in Company Application No. 616 of 1997 and C.P. No. 12 of 1998 in C.A. No. 617 of 1997, the said M/s. NSL Limited( formerly known as Nagarjuna Steels Ltd), has filed the said company applications/petitions for approval of the scheme of Amalgamation with M/s. Pennar Steels Limited, Hyderabad. Further in the said company application No. 616 of 1997 the Hon'ble High Court of A.P. by orders Dated: 16-12-1997, has

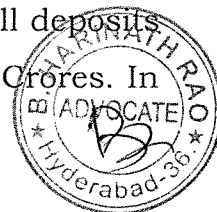




appointed Sri. Sanjay Kishore as Chairman to conduct the meeting of shareholders etc., of M/s. NSL Limited and to work out for the scheme of amalgamation. Similarly the High Court, by Orders Dated: 16-12-1997, in CA No. 617/1997 has appointed Sri. R. Raghunandan Rao as Chariman to conduct the meeting of shareholders etc., of M/s. Pennar Steels Limited and to work out for the scheme of amalgamation and on the basis of report submitted by the said chairman's, the Hon'ble High Court has passed the said orders. Further in the said order it is observed that " All the creditors of the transferor company except NFCL to the extent of the equal deposits, shall become the creditors of the transferee company on the same terms and conditions without the transferee company being required to extent any further security for the same". And the Hon'ble High Court ordered the amalgamation with the transferee company w.e.f 01-04-1997 as per the proposed scheme of amalgamation, annexures A and B with consequential relief's.

Further from the scheme of amalgamation it is observed that the name of the borrower/mortgagor i.e. Nagarjuna Fertilizers and Chemicals Limited is mentioned in the definition part of the said scheme as a creditor of a particular class, in clause 6 (i) all the properties, assets and liabilities of the transferor company immediately before the amalgamation excluding the ' Said Property' as hereinafter defined and in clause 7 of the said scheme said property is explained as means and includes: the land and building on the land, easements, rights, licenses of the property admeasuring 8709-08 Sq.Yards and consisting of a building located at 6-3-248, Nagarjuna Hills, Punjagutta, Hyderabad- 500 082 and all leases, tenancies entered into by the transferor company in relation to the said property.

Further in part II of the said scheme of amalgamation at clause No. 5, it is mentioned as, the transferor company has outstanding call deposits to NFCL a creditor of particular class amounting to Rs. 12-50 Crores. In



terms of the scheme of arrangement proposed between the transferor company and NFCL and in full and final settlement of the aforesaid call deposits and the accruals thereon, if any the said property shall without any further act or deed vest in NFCL under the orders of the Hon'ble High Court in pursuance of Section 394 of the Act. And in Clause No. 6 (a) of Part II of the said scheme it is mentioned that, the said property shall without further act or deed vest in NFCL a creditor of a particular class of the transferor company.

Further it is observed that the Hon'ble High Court of A.P. Hyderabad, by Orders Dated: 27-04-1998, passed in Company Petitions Nos. 11 and 12 of 1998 in Company Application Nos. 616 and 617 of 1997 at para No.9 in page 9 of the said order has ordered that the transferor company be amalgamated with the transferee company w.e.f 01-04-1997 as per the proposed scheme of amalgamation, annexures 'A' and 'B' with consequential reliefs.. **But the mortgagor has not produced the said annexures of 'A' and 'B' along with the said Orders Dated: 27-04-1998 passed by the Hon'ble High Court with regard to the scheme of amalgamation as such it is advised that the borrower/mortgagor shall produce the certified copy of the said order along with annexures attached to the said order to show that it has acquired the subject property in pursuance of the said High Court orders of amalgamation.**

Further it appears that, the borrower/mortgagor pursuant to the said amalgamation orders Dated: 27-04-1998 passed by the Hon'ble High Court of A.P. in Company Petition Nos. 11 and 12 in Company Applications Nos. 616 and 617 of 1997 got its name mutated in municipal records by virtue of mutation proceedings No. 1010006483, Dated: 02-07-2013 issued by Deputy Commissioner, GHMC Circle No.10 Central Zone, Hyderabad in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited and is paying the property tax to the concerned



municipality which is evident from the property tax receipt No. 10100000367757, Dated: 29-04-2015 issued by GHMC in respect of H. No. 8-2-248 situated at Banjara Hills, for the period 01-04-2015 to 31-03-2016, in favor of Nagarjuna Fertilizers and Chemicals Limited.

Further the borrower has not submitted the building plan and proceedings issued by competent authority for construction of the said house as such it is advised that the borrower shall submit the same to the bank.

The Statement of Encumbrance on Property Dated: 22-11-2015 vide App. No. 469622, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015 disclosed the transaction of Doc. No. 3564/1992 and 3048/1992, through which M/s. NSL Limited has acquired title and property of item Nos. 1 and 2 of the above described property.

The Statement of Encumbrance on Property Dated: 22-11-2015 vide App. No. 469652, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015 disclosed the transaction of Doc. No. 3564/1992 and 3048/1992, through which M/s. NSL Limited has acquired title and property of item Nos. 1 and 2 of the above described property.

The Statement of Encumbrance on Property Dated: 22-11-2015 vide App. No. 470689, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015 disclosed the transaction of Doc. No. 3048/1992, through which M/s. NSL Limited has acquired title and property of item No. 2 of the above described property.

The Statement of Encumbrance on Property Dated: 28-11-2015, vide App. No. 587819, issued by S. R.O. Banjara Hills, for the period 01-01-1977 to 27-11-2015 discloses the transaction of Doc. No. 3564/1992



through which M/s. NSL Limited has acquired property in respect of item No. 1 property.

The Statement of Encumbrance on Property Dated: 28-11-2015, vide App. No. 587979, issued by S. R.O. Banjara Hills, for the period 01-01-1977 to 27-11-2015 discloses the transaction of Doc. No. 3048/1992, through which M/s. NSL Limited has acquired property in respect of item No. 2 property.

The Statement of Encumbrance on Property Dated: 01-12-2015, vide App. No. 635083, issued by S. R.O. Banjara Hills, for the period 01-01-1977 to 30-11-2015 discloses the transaction of Doc. No. 2310/1978, through which the vendors of M/s. NSL Limited has acquired property in respect of item Nos. 1 & 2 property.

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

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

The mutation of the owner in revenue records does not arise since the subject property is an house property.

**5. Possession:**

From the above said property tax Property Tax Receipt tax receipt No. 10100000367757, Dated: 29-04-2015 issued by GHMC in respect of H. No. 8-2-248 situated at Banjara Hills, for the period 01-04-2015 to 31-03-2016, in favor of Nagarjuna Fertilizers and Chemicals Limited, it is observed that the borrower is in possession of the said property and is running its corporate office.

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

From the above said property tax Property Tax Receipt tax receipt No. 10100000367757, Dated: 29-04-2015 issued by GHMC in respect of H. No. 8-2-248 situated at Banjara Hills, for the period 01-04-2015 to 31-03-2016, in favor of Nagarjuna Fertilizers and Chemicals Limited, it is



observed that the borrower is paying the property tax to the respective authority.

**7. Applicability of the Urban Land (Ceiling & Regulation) Act, 1976 (ULCRA):** Not Applicable

**8. Applicability of Local laws:** Not Applicable.

**9. Searches:**

(i) On 11-12-2015 I conducted the searches in the Office of S.R.O., Banjara Hills, and I found that the entries recorded in the said registration office are tallying with that of the above said document bearing Nos. 3564/92, submitted by the mortgagor. Hence I opine that the said document is true and correct. Further a certified copy of said document is also obtained and enclosed herewith.

The search receipt No. 17, Dated: 11-12-2015 issued by SRO Banjara Hills, is filed herewith in proof of the same.

ii) Enquires made in the Officer of Mandal/Revenue Officer: As the said land is an building the searches in the office of Revenue Authorities has not been made.

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

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

**10. Site Inspection:** Not inspected



### 11. Conclusion and Recommendations:

Thus, subject to the above said observations, on the basis of documents submitted by the mortgagor, I am of the opinion that the mortgagor is in possession and enjoyment of the above described property, since the date of amalgamation proceedings passed by the High Court by Orders Dated: 27-04-1998, in Company Petition Nos. 11 and 12 of 1998 in C.A. Nos. 616 and 617 of 1997, as such it can be said that the mortgagor is having clear and marketable title to create equitable mortgage in favor of the bank, subject to production of the documents referred below.


### 12. Certificate:

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

1. Certified Copy of the Amalgamation orders Dated: 27-04-1998, along with annexures 'A' and 'B' attached to the said order to show that it the borrower has acquired the subject property in pursuance of the said High Court orders of amalgamation.
2. Building permission proceedings and approved plan issued by competent municipal authorities.
3. E.C. from 01-01-1980 to till date i.e till the date of creation of mortgage.
4. Declaration/Affidavit that there are no litigations in respect of subject property.
5. Cause public notice inviting objections if any from the person/s interested before creating mortgage.
6. Building penalization proceedings if any.

Date: 12-12-2015

Place : Hyderabad

  
**(B. Harinath Rao)**  
**B. HARINATH RAO**  
 ADVOCATE

Flat No. 402, #16-11-310/10,  
 Maruthi Emerald, 4th Floor, Saleem Nagar,  
 Malakpet, Hyderabad-500 036. (A.P.)

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

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

Sl. No.	Description of the Document	Document to be collected
1.	Regd. Sale Deed Dated: 15-07-1992, executed by M/s. Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, Rep. by its Secretary A.V. Satyanarayana Raju, in favor of M/s. NSL Limited (formerly Nagarjuna Steels Limited), Hyderabad, Rep. by its Director Sri. R. Venkatrama Raju, vide Doc. No. 3564/92, registered on 23-09-1992, in the O/o. SRO Khairatabad presently SRO Banjara Hills, Hyderabad.	Original
2.	Regd. Sale Deed Dated: 15-07-1992, executed by M/s. Sree Nagarjuna Cooperative Housing Society Limited, Hyderabad, Rep. by its Secretary A.V. Satyanarayana Raju, in favor of M/s. NSL Limited (formerly Nagarjuna Steels Limited), Hyderabad, Rep. by its Director Sri. R. Venkatrama Raju, vide Doc. No. 3048/92, registered in the O/o. SRO Khairatabad presently SRO Banjara Hills, Hyderabad.	-Do-
3.	Un-Regd. Agreement of Sale Dated: 20-06-1978, executed by Sree Nagarjuna Co-operative Housing Society Limited, Rep. by its Secretary Sri. A.V. Satyanarayana Raju in favor of Nagarjuna Steels Limited, Hyderabad.	-Do-
4.	Regd. Sale Deed Dated: 17-06-1978, executed by (1) Mir Barkat Ali Khan, Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Mohd. Asadulla Khan, S/o. Mohd. Inayatullah Khan (2) Mir Karamat Ali Khan Prince Mukkaram Jah Bahadur, H.E.H. the Nizam, S/o. Late. Highness Prince Azam Jah Bahadur, through his Regd. GPA Holder Sri. Hashim Ali Tahir S/o. Late. Ahmed Ali Tahir and (3) Princess Durrushehwar, W/o. High Late Highness Prince Azam Jah Bahadur, through her Regd. GPA Holder Sri. Hashim Ali Tahir in favor of Sree Nagarjuna Cooperative Housing Society Ltd., Hyderabad, vide Doc. No. 2310/1978, registered in the O/o. R.O. Hyderabad.	Certified Copy
5.	G.O.Ms. No. 915, issued by Government of Andhra Pradesh Revenue (UC:II) Department, Dated: 29-05-1978.	Certified Copy



6.	Regd. Sale Deed Dated: 20-12-1956, executed by (1) Khaja Abdul Mukthader ,(2) Aziz Fatima (3) Fakrunnisa Begum (4) Khaja Abdul Khadeer and (5) Rashid Shapurji in favor of (1) His Highness Nawab Azam Jah Bahadur (2) Prince Mukaram Jah Bahadur and (3) Prince Mufakkam Jah Bahadur vide Doc. No. 3136/1956, registered in the O/o. R.O. Hyderabad.	-Do-
7.	Orders Dated: 27-04-1998, Passed by Hon'ble High Court of A.P. Hyderabad, in Company Petition Nos. 11 and 12 of 1998 in Company Application Nos. 616 of 1997.	-Do-
8.	Scheme of Amalgamation of NSL Limited into Pennar Steels Limited including a scheme of Arrangement with Nagarjuna Fertilizers and Chemicals Limited, a creditor of particular class, including the statement under Sec. 393 of the Companies Act 1956, Dated: 17-12-1997.	-Do-
9.	Mutation Proceedings Dated: 02-07-2013, issued by the Deputy Commissioner, GHMC, Khairatabad Circle No.-10, vide Proc. No. 1010006483, in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited, in respect of H.No. 8-2-248 of Banjara Hills.	Original
10.	Property Tax Receipt No. 10100000367757, Dated: 29-04-2015, issued by GHMC in favor of Nagarjuna Fertilizers and Chemicals Limited, in respect of H.No. 8-2-248, situated at Banjara Hills, for the period 01-04-2015 to 31-03-2016.	-Do-
11.	Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 469622, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.	-Do-
12.	Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 469652, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.	-Do-
13.	Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 470689, downloaded by me from website of the registration department for the period 01-01-1959 to 21-11-2015.	-Do-
14.	Property tax payment due details Dated: 22-11-2015, downloaded by me from the website of GHMC in respect of H.No. 8-2-248.	-Do-
15.	Statement of Encumbrance on Property Dated: 28-11-2015 App.No.587819 issued by SRO Hyderabad South for the period 01-01-1977 to 27-11-2015.	-Do-





16.	Statement of Encumbrance on Property Dated: 28-11-2015, vide App. No. 587979, issued by SRO Hyderabad ( South)( SRO Banjara Hills) for the period 01-01-1977 to 27-11-2015.	Original
17.	Statement of Encumbrance on Property Dated: 01-12-2015, vide App. No. 635083, issued by SRO Hyderabad ( South)( SRO Banjara Hills) for the period 01-01-1977 to 30-11-2015.	-Do-
18.	Search Receipt No. 17, Dated; 11-12-2015, issued by SRO Hyderabad (South) in proof of search of Doc. No. 3564/92.	-Do-

**Item No.1**

All that the piece and parcel of house property bearing Municipal No. 8-2-248/A, admeasuring 7277-00 Sq.Ft, situated at Khairatabad, Panjagutta Nagarjuna Hills, Banjara Hills, Hyderabad, Telangana State, situate within the limits of Registration District: Hyderabad and Sub-Registrar Office: Banjara Hills and bounded as under:

**( By Sale Deed Dated: 15-07-1992, vide Doc. No. 3564/92)**

North : Plot Nos. 45/46/47/48/49  
 South : 30 Feet Wide Road  
 East : Plot No. 40  
 West : Plot Nos. 50/51.

**Item No.2**

All that the piece and parcel of house property bearing Municipal No. 8-2-248/A, admeasuring 606-51 Sq Mtrs, situated at Khairatabad, Panjagutta Nagarjuna Hills, Banjara Hills, Hyderabad, Telangana State, situate within the limits of Registration District: Hyderabad and Sub-Registrar Office: Banjara Hills and bounded as under:

**( By Sale Deed Dated: 15-07-1992, vide Doc. No. 3048/92)**

North : Plot Nos. 45/46/47/48/49  
 South : 30 Feet Wide Road  
 East : Plot No. 40  
 West : Plot Nos. 50 and 51



