

**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-A

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

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	9-5	Ac.0.31	Ac.0.31	Wet	Full
2	34-2	Ac.0.40	Ac.0.40	Dry	Full
3	35-1B	Ac.0.22	Ac.0.22	Dry	Full
4	35-1E	Ac.0.25	Ac.0.25	Dry	Full
5	37-1C	Ac.0.25	Ac.0.25	Dry	Full
6	38-3G	Ac.0.26	Ac.0.26	Dry	Full
7	38-5	Ac.1.22	Ac.0.19	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
8	39-2	Ac.2.72	Ac.2.72	Dry	Full
9	68	Ac.20.26	Ac.1.33	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
10	69	Ac.16.66	Ac.3.00	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
11	70-1	Ac.7.71	Ac.0.93	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
12	75-2	Ac.1.00	Ac.1.00	Dry	Full

In the above 12 Items boundaries Ac.10.86 cents with usual right of incoming and outgoing facilities, with all easement rights.

SCHEDULE-B

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	903	Ac.1.32	Ac.0.62	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
2	907	Ac.5.88	Ac.3.88	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
3	917-2A	Ac.0.99	Ac.0.99	Wet	Full
4	928-1	Ac.0.48	Ac.0.48	Wet	Full
5	928-2	Ac.0.25	Ac.0.25	Wet	Full
6	930	Ac.2.01	Ac.0.39 ½	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser

In the above 6 Items boundaries Ac.6.61 ½ cents with usual right of incoming and outgoing facilities, with all easement rights.

Total A, B schedules proprieties Ac.17.47 ½ Cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1849/2012, 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 I), Encumbrance Certificates, the discussions I had with the Mortgagor, the Revenue Authorities and searches carried out by us in the Office of the Sub-Registrar of Assurances, Registrar of Companies (in case of the immovable property is owned by a company), inspection of the records (relating to the litigation) in the Court/s which has jurisdiction over the said immovable properties and site inspection. My report on the title is as under:

2. Devolution of Title:

As per the recitals of the document No.1, i.e., sale deed represents that land an extent of Ac.02.99 Cents in Patta No.192, Sy.Nos.75/2 & 74/3 of Mallayapalem Village, belonged to Vanama Venkata Narayana, S/o. Venkata Rathnam having been purchased under three different sale deeds vide document Nos.2635/1992, dated 22.12.1992 from Maruboyana Subrahmanyam, document No.2674/1992, dated 28.12.1992, from Yaendeti Chinnaiah and 7 others and document No.208/1993, dated 08.02.1993, from Vavili Pedda Subbaiah and 7 others,. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.95,680/- and executed a registered sale in its favour on 30.03.1993, vide document No.633/1993, 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.02.99 cents as referred above.

Document No.1

As per the recitals of the document No.2, i.e., sale deed represents that land an extent of Ac.04.74 Cents in Sy.Nos.64, 65, 68, 69 & 70 of Mallayapalem Village, belonged to Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao, having been purchased under Four different sale deeds vide document Nos.63/1993, dated 12.01.1993 from Sri. Pralayakaveri Chinnaiah, document No.64/1993, dated 12.01.1993, from Konduru Venkata Narayana, document No.68/1993, dated 16.01.1993 from Komari Govindu and document



No.75/1993, dated 18.01.1993 from Alari Tataiah. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,82,490/- and executed a registered sale in its favour on 07.02.1994, vide document No.236/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.04.74 cents as referred above.

Document No.2

As per the recitals of the document No.3, i.e., sale deed represents that land an extent of Ac.04.31 Cents in Patta Nos.61, Sy.No.69, & 38/1C, Patta No.28, Sy.No.37/1C, Patta No.42, Sy.No.38/3G, Patta No.31, Sy.No.38/5, Patta No.52, Sy.No.38/1B, & 34/2 and Patta No.53, Sy.No.38/1E of Mallayapalem Village, belonged to Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan Unnithan having been purchased under five different sale deeds vide document Nos.81/1993, dated 19.01.1993 from K. Boosamma, document No.87/1993, dated 20.01.1993, from M. Subramanyam, document No.95/1993, dated 21.01.1993 from Puli Polaiah, document No.114/1993, dated 25.01.1993 from Yendeti Ramaiah and others and document No.115/1993, dated 25.01.1993, from Yendeti Ramaiah and others. While he was in possession of the above said lands, he sold the same in favour of M/s Nagarjuna Aqua Exports Limited represented by its Director Dr. K.V.L.N. Raju, S/o. Narasimha Raju, for a sum of Rs.1,99,125/- and executed a registered sale in its favour on 03.02.1994, vide document No.202/1994, 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.04.31 cents as referred above.

Document No.3

As per the recitals of the document No.4, i.e., sale deed represents that land an extent of Ac.01.65 Cents out of Ac.16.66 Cents in Patta No.61, Sy.Nos.69 of Mallayapalem Village, belonged to Smt. Komaari Marthamma, W/o Powlu and Vavili Bharanaba, S/o. Ponuswamy, having been purchased from Kota Chandra Reddy etc., under a sale deed No.427/1983, dated 03.04.1983 Kavali SRO. While they were in possession of the said lands, they 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.57,750/- and executed a registered sale in its favour on 18.04.1995, vide document No.979/1995, 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.01.65 cents as referred above.

Document No.4

As per the recitals of the document Nos.5 & 6, 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.5 & 6

As per the recitals of the document No.7, i.e., Deed of General Power of Attorney represents that 1) Yendeti Seenaiah, S/o Balaramaiah, 2) Maruboyina Subramanyam, S/o. Kondaiah, 3) Yendeti Ramanaiah, S/o. Venkata Subbaiah, 4) Annam Mangamma, W/o. Ramanaiah, 5) Vavili Seethamma, W/o. Lakshmaiah and 6) Vavili Bujamma, W/o. Yadagiri own and possesses landed properties an extent of Ac.01.34 Cents in Patta Nos.61, Sy.Nos.55/2, 57/1, Patta No.31, Sy.No.56 and Patta No.29, in Patta No.10, Sy.No.62/1, Patta No.33, Sy.No.30/9, Patta No.13, Sy.No.30/6, Patta No.63, Sy.No.9/5 of Mallayapalem Village and lands an extent of Ac.0.50 Cents out of Ac.01.54 Cents in Patta No.538, Sy.No.806/1 and Patta No.308, Sy.No.806/2 of Juvvaladinne Village. The total extent of the land covered under two villages Mallayapalem and Juvvaladinne are Ac.02.34 Cents, while they were in possession of the said lands an extent of Ac.02.34 Cents referred above, they appointed Sri. Garapati Nageswara Rao, S/o. Madhusudhna Rao as their General Power of Attorney agent under a deed of General Power of Attorney vide document No.177/1993.



Document No.7

Document No.8

Document No.9

Document No.10

Document No.11

Y.S. / 15

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 1) Vavili Peda Polaiah, S/o. Vavilaiah, 2) Vavili China Polaiah, S/o. Vavilaiah, 3) Vavili Yadagiri, S/o. Narasimham, 4) Mariboyina Subrahmanyam, S/o. Kondaiah, 5) Yendeti Ramaiah, S/o. Venkata Subbaiah, 6) Yendeti Ramanaiah, S/o. Venkaiah, 7) Yendeti Balaramaiah, S/o. Venkaiah, 8) Yendeti Ramaiah, S/o. Balaramaiah, 9) Yendeti Seenaiah, S/o. Balaramaiah, 10) Duvvuri Mastan, S/o. Bouness, 11) Duvvuri Tirupalu, S/o. Yesobu and 12) Vavili Seethamma, W/o. Peda Yadagiri, own and possess landed properties an extent of Ac.08.45 ½ Cents in Patta Nos.36, Sy.Nos.12-1 & 12/2 Patta No.37, Sy.No.12/2, Patta No.45, Sy.Nos.8/8, 13/5, 14/1 & 9/2B, Patta No.20, Sy.Nos.8/6 & 9/2A, Patta No.27, Sy.No.10/2, Patta No.12, Sy.No.9/1, Patta No.14/3, Patta No.49, Sy.No.9/2c, Patta No.50, Sy.No.7/4, Patta No.62, Sy.No.62/2, Patta No.40, Sy.No.30/5 and Patta No.13, Sy.No.30/6 of Mallayapalem Village and lands an extent of Ac.2.42 ½ Cents in Patta No.228, Sy.No.924/3, Patta No.224, Sy.No.930, Patta No.1569, Sy.No.931/3, Patta No.560, Sy.No.928/1, and Patta No.237, Sy.No.928/2 of Juvvaladinne Village. The total lands covered under two village an extent of Ac.10.88 Cents. While they were in possession of the lands, they appointed Sri. Garapati Nageswara Rao, S/o. Madhusudhna Rao as their General Power of Attorney agent under a deed of General Power of Attorney vide document No.164/1993, Kavali SRO, dated 18.09.1993. 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 covered under two villages an extent of Ac.10.88 Cents as referred above.

Document No.14

As per the recitals of the document No.15, i.e., sale deed represents that the above said 1) Vavili Peda Polaiah, S/o. Vavilaiah, 2) Vavili China Polaiah, S/o. Vavilaiah, 3) Vavili Yadagiri, S/o. Narasimham, 4) Mariboyina Subrahmanyam, S/o. Kondaiah, 5) Yendeti Ramaiah, S/o. Venkata Subbaiah, 6) Yendeti Ramanaiah, S/o. Venkaiah, 7) Yendeti Balaramaiah, S/o. Venkaiah, 8) Yendeti Ramaiah, S/o. Balaramaiah, 9) Yendeti Seenaiah, S/o. Balaramaiah, 10) Duvvuri Mastan, S/o. Bouness, 11) Duvvuri Tirupalu, S/o. Yesobu and 12) Vavili Seethamma, W/o. Peda Yadagiri, represented by their General Power of Attorney agent Sri. Garapati Nageswara Rao, S/o. Madhusudhan Rao. While he was in possession of the lands an extent of Ac.10.88 Cents as referred above, he sold lands in part i.e., 01.51 ½ Cents in Patta Nos.228, Sy.Nos.924-3, Patta No.560, Sy.No.928-1, Patta No.237, Sy.No.928-2, Patta No.224, Sy.No.930 and Patta No.1569, Sy.No.931-3 of Jullavadinne Village out of the above said extent Ac.10.88 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.59,100/- and executed a registered sale in its favour on 23.02.1994, vide document No.448/1994, Kavali SRO. The said deed in Xerox has been filed. The said deed recites that the purchaser M/s Nagarjuna Aqua Exports Limited has paid sale consideration and that the company was put in possession of the land an extent of Ac.01.51 ½ cents as referred above.

Document No.15

As per the recitals of the document Nos.16 & 17, 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.16 & 17



As per the recitals of the document No.18, i.e., sale deed represents that land an extent of Ac.0.72 Cents out of Ac.01.40 Cents in Patta No.235, Sy.No.903, of Juvvaladinne Village, belonged to Vidavaluru Janaradhan Reddy, S/o. Seshadri Reddy alias Chinapa Reddy, having been acquired from self acquired properties of his father. 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.21,600/- and executed a registered sale in its favour on 31.10.1996, vide document No.1869/1996, 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.0.72 cents as referred above.

Document No.18

As per the recitals of the document Nos.19 & 20, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.31.73 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

Document Nos.19 & 20,

As per the recitals of the document Nos.21 & 22, i.e., Pattadar Pass book and Land title deed represent that the above said M/s Nagarjuna Aqua Export Limited has been in possession and enjoyment of the lands an extent of Ac.32.80 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

Document Nos.21 & 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.214.16 Cents and that the said company was the pattadar under Patta No.229, of Mallayapalem Village as per the documents which are placed before me.

Document Nos.23 & 24,

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.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.27 & 28, 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.

Document Nos.27 & 28,

As per the recitals of the document Nos.29 & 30, 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.17.47 ½ 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.23,52,000/- and executed a registered sale in its favour on 11.07.2012, vide document No.1849/2012, 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.17.47½ which are covered under respective schedules as referred above. **As seen from sale deed as referred above it is recited that the sale deed No.239/1994, dated 08.02.1994 was wrongly mentioned by the author of the instrument, instated of mentioning the link sale deed No.236/1994, dated 07.02.1994. The said link sale deed number, date to be rectified by the vendor company by way of rectification deed. Subject to production of the registered rectification deed the property may be accepted as security.**

Document Nos.29 & 30



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

As per the recitals of the document No.32, i.e., Search Report issued by the Company Secretary, represents that M/s Nagarjuna Fertilizers and Chemicals Ltd., having its registered office at 8-2-248, Nagarguna Hills, Panjagunta, Hyderabad. The authorized capital is Rs.801,00,00,000/-. It is further recited that the applicant company has availed credit facilities from IFCI, Bank of Baroda building New Delhi, IDBI, Bombay, Unit Trust of India, Bombay, under hypothecation of stocks agreements. Which is placed before me.

Document No.32

As per the recitals of the document No.33, 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 the properties i.e., 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.33

As per the recitals of the document No.34, 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.34

3. Minor's Interest / HUF Property:

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

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

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

5. Possession:

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

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

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

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

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

8. Applicability of Local laws:

On careful study and examination of the title documents referred above, the proposed mortgagor company holds the lands an extent of Ac.17.47 ½ Cents as against the provisions of Section 5 of Andhra Pradesh Land Reforms (Ceiling on agricultural holdings) Act 1973 presently know as A.P. Land Ceiling Act came into force from 01.01.1975. However there is no ceiling limit on holding of non-agricultural lands. Once the agricultural lands are purchased and converted to non-agricultural purpose the said land not come and the preview of A.P. Lands reforms Act 1973. As per Sec. 5 of the Act the ceiling limit on holding of agricultural land is as follows: In case of wet land : 27 Acres. In case of Double Crop wet land: 18 Acres. In case of Dry land: 54 Acres. In case of having both wet and dry lands, the wet extent is considered as double of the dry land for calculating the standard holding. Double Crop Wet Land means, any land registered as double crop or compounded double crop wet land in land revenue records (Sec. 3 (d) of the Act). Dry Land means, land registered as dry, manavari etc., in land revenue records (Sec. 3 (e) of the Act) Ceiling on Non-Agricultural land holding:- There is no ceiling limit on holding of Non-Agricultural lands. The Act is limited to agricultural lands. Once the agricultural land is purchased and converted to Non-Agricultural purpose, the said lands not come under the preview of "Andhra Pradesh Land Reforms (Ceiling on Agricultural Holding) Act, 1973". Therefore the proposed mortgager may be directed to convert the lands covered under the schedules (Item Nos.1 to 18) as commercial lands. Subject to conversion of the lands, the lands may be accepted for creation of valid mortgage in favour of the Bank.

9. Searches:

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

As seen from the Encumbrance certificates there are no encumbrances on the lands covered under respective (Items 1 to 18) under the schedules during the period from 01.01.1990 to 10.01.2019 as per the certificates which are placed before me. Thus the schedule mentioned lands are free from encumbrances.

Document Nos: 35 to 52

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

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

iii) Searches in the Office Registrar of Companies:



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

iv) Lispendens:

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

10. Site Inspection:

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

11. Conclusion and Recommendations:

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

12. Certificate:

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

As seen from sale deed No.1849/2012, dated 11.07.2012 it is recited that the sale deed No.239/1994, dated 08.02.1994 was wrongly mentioned by the author of the instrument, instated of mentioning the link sale deed No.236/1994, dated 07.02.1994. The said link sale deed number, date to be rectified by the vendor company by way of rectification deed. Subject to production of the registered rectification deed the property may be accepted as security.

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	30.03.1993, 633/1993.	V. Venkatanarayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
2.	Sale deed	08.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
3.	Sale deed	03.02.1994, 202/1994.	Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan Unnithan	M/s Nagarjuna Aqua Export Limited.	Xerox
4.	Sale deed	18.04.1995, 979/1995.	1. K. Marthamma, 2. V. Baranaba.	M/s Nagarjuna Aqua Export Limited.	Xerox
5.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.0.31 Cents in Sy.No.9/5 of Malayapalem Village.	Xerox
6.	Endorsement	12.03.2019, L. Pr(B)85/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.0.31 Cents in Sy.No.9/5 of mallyapalem Village	Original
7.	GPA	11.10.1993, 177/1993.	Y. Seenaiiah and 5 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Xerox
8.	Sale deed	22.02.1994, 410/1994.	1. Y. Seenaiiah and 5 others, Rep. by its G. P. A holder G. Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox



9.	Sale deed	09.02.1994, 254/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Xerox
10.	Sale deed	05.02.1994, 230/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Xerox
11.	Sale deed	10.02.1994, 258/1994.	Kanumuri 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.1.12 ½ Cents in Sy.Nos.928/1, 928/2 & 930 of Juvvaladinne Village.	Certified copy
13.	Endorsement	12.03.2019, L. Pr(B)86/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.1.12 ½ Cents in Sy.Nos.928/1, 928/2 & 930 Juvvaladinne Village.	Certified copy
14.	GPA	18.09.1993, 164/1993.	V. Pedda Polaiah and 11 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Xerox
15.	Sale deed	24.02.1994, 448/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Xerox
16.	Application under right of information Act	19.02.2019	Applied by M/s Nagarjuna Fertilizers and Chemicals Limited.	Relating to land Ac.0.62 Cents in Sy.No.903 of Juvvaladinne Village.	Xerox
17.	Endorsement	12.03.2019, L. Pr(B)86/2019.	Endorsement Issued by the Publication Relation Officer, Bogole Mandal,	Relating to land Ac.0.62 Cents in Sy.No.903 of Juvvaladinne Village.	Original
18.	Sale deed	01.11.1996, 1869/1996.	V. Janaradhan Reddy, S/o. Seshadri Reddy.	M/s Nagarjuna Aqua Export Limited.	Xerox
19.	Pattadar pass Book	05.04.1995, J344501.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
20.	Title deed	30.07.1996, J344501.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
21.	Pattadar pass Book	02.04.1995, J344503.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
22.	Title deed	27.06.1996, J344503.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
23.	Pattadar pass Book	07.04.1995, J344504.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
24.	Title deed	30.07.1996, J344504.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
25.	Pattadar pass Book	01.09.1995, J306563.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
26.	Title deed	15.02.1996 J306563.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
27.	Pattadar pass Book	01.09.1995, J306564.	Issued by Mandal Revenue Officer, Bogole	M/s Nagarjuna Aqua Export Limited.	Xerox
28.	Title deed	15.02.1996, J306564.	Issued by Revenue Divisional Officer, Kavali.	M/s Nagarjuna Aqua Export Limited.	Xerox
29.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Exprt Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
30.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
31.	Bye-Laws	24129AP20006PL C051561	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	True Copy
32.	Search Report	Date Nil	Online search conducted by the Company Secretary, Hyderabad.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Search Report
33.	Search report	17.10.2019	Issued by the company Secretaries, KBG Associates, Hyd.	Relating to M/s. Nagarjuna Fertilizers and Chemicals Limited.	Xerox
34.	Resolution	30.08.2017	Resolution passed by the Board of Directors, M/s. Nagarjuna Fertilizers and Chemicals Limited.		Xerox



35.	Encumbrance certificate	11.01.2019, 44169844.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the A-schedule.	Original
36.	Encumbrance certificate	11.01.2019, 44169968.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the A-schedule.	Original
37.	Encumbrance certificate	11.01.2019, 44170055.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the A-schedule.	Original
38.	Encumbrance certificate	11.01.2019, 44170135.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the A-schedule.	Original
39.	Encumbrance certificate	11.01.2019, 44170241.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the A-schedule.	Original
40.	Encumbrance certificate	11.01.2019, 44170297.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the A-schedule.	Original
41.	Encumbrance certificate	11.01.2019, 44170400.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.7 of the A-schedule.	Original
42.	Encumbrance certificate	11.01.2019, 44171661.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.8 of the A-schedule.	Original
43.	Encumbrance certificate	11.01.2019, 44171815.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.9 of the A-schedule.	Original
44.	Encumbrance certificate	11.01.2019, 44171959.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.10 of the A-schedule.	Original
45.	Encumbrance certificate	11.01.2019, 44172051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.11 of the A-schedule.	Original
46.	Encumbrance certificate	11.01.2019, 4417252.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.12 of the A-schedule.	Original
47.	Encumbrance certificate	11.01.2019, 44172273.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the B-schedule.	Original
48.	Encumbrance certificate	11.01.2019, 44172407.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the B-schedule.	Original
49.	Encumbrance certificate	11.01.2019, 44172698.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the B-schedule.	Original
50.	Encumbrance certificate	11.01.2019, 44172779.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the B-schedule.	Original
51.	Encumbrance certificate	11.01.2019, 44172863.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the B-schedule.	Original
52.	Encumbrance certificate	11.01.2019, 44172938.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the B-schedule.	Original

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

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



Sl. no	Nature of Document	Document date / No	Name of the vendor	Name of the Vendee	Original
1.	Sale deed	30.03.1993, 633/1993.	V. Venkatanarayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
2.	Sale deed	08.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
3.	Sale deed	03.02.1994, 202/1994.	Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan Unnithan	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	18.04.1995, 979/1995.	1. K. Marthamma, 2. V. Baranaba.	M/s Nagarjuna Aqua Export Limited.	Original
5.	GPA	11.10.1993, 177/1993.	Y. Seenaiiah and 5 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Original
6.	Sale deed	22.02.1994, 410/1994.	1. Y. Seenaiiah and 5 others, Rep. by its G. P. A holder G. Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Original
7.	Sale deed	09.02.1994, 254/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	05.02.1994, 230/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	10.02.1994, 258/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
10.	GPA	18.09.1993, 164/1993.	V. Pedda Polaiah and 11 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Original
11.	Sale deed	24.02.1994, 448/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
12.	Sale deed	01.11.1996, 1869/1996.	V. Janaradhan Reddy, S/o. Seshadri Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
13.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Exprt Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
14.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
15.	Encumbrance certificate	11.01.2019, 44169844.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the A-schedule.	Original
16.	Encumbrance certificate	11.01.2019, 44169968.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the A-schedule.	Original
17.	Encumbrance certificate	11.01.2019, 44170055.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the A-schedule.	Original
18.	Encumbrance certificate	11.01.2019, 44170135.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the A-schedule.	Original
19.	Encumbrance certificate	11.01.2019, 44170241.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the A-schedule.	Original
20.	Encumbrance certificate	11.01.2019, 44170297.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the A-schedule.	Original
21.	Encumbrance certificate	11.01.2019, 44170400.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.7 of the A-schedule.	Original
22.	Encumbrance certificate	11.01.2019, 44171661.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.8 of the A-schedule.	Original
23.	Encumbrance certificate	11.01.2019, 44171815.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.9 of the A-schedule.	Original
24.	Encumbrance certificate	11.01.2019, 44171959.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.10 of the A-schedule.	Original

7/1/2019


25.	Encumbrance certificate	11.01.2019, 44172051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.11 of the A-schedule.	Original
26.	Encumbrance certificate	11.01.2019, 4417252.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.12 of the A-schedule.	Original
27.	Encumbrance certificate	11.01.2019, 44172273.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the B-schedule.	Original
28.	Encumbrance certificate	11.01.2019, 44172407.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the B-schedule.	Original
29.	Encumbrance certificate	11.01.2019, 44172698.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the B-schedule.	Original
30.	Encumbrance certificate	11.01.2019, 44172779.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the B-schedule.	Original
31.	Encumbrance certificate	11.01.2019, 44172863.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the B-schedule.	Original
32.	Encumbrance certificate	11.01.2019, 44172938.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the B-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, 1849/2012.	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
1. 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	30.03.1993, 633/1993.	V. Venkatanarayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
2.	Sale deed	08.02.1994, 236/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
3.	Sale deed	03.02.1994, 202/1994.	Radhakrishnan Unnithan Unnikrishnan, S/o. Radhakrishnan Unnithan	M/s Nagarjuna Aqua Export Limited.	Original
4.	Sale deed	18.04.1995, 979/1995.	1. K. Marthamma, 2. V. Baranaba.	M/s Nagarjuna Aqua Export Limited.	Original
5.	GPA	11.10.1993, 177/1993.	Y. Seenaiiah and 5 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Original
6.	Sale deed	22.02.1994, 410/1994.	1. Y. Seenaiiah and 5 others, Rep. by its G. P. A holder G. Nageswara Rao.	M/s Nagarjuna Aqua Export Limited.	Original
7.	Sale deed	09.02.1994, 254/1994.	V. Venugopala Raju, S/o. Satyanarayana Raju.	M/s Nagarjuna Aqua Export Limited.	Original
8.	Sale deed	05.02.1994, 230/1994.	V. Venkata Narayana, S/o. Venkata Rathnam.	M/s Nagarjuna Aqua Export Limited.	Original
9.	Sale deed	10.02.1994, 258/1994.	Kanumuri Srinivasa Raju, S/o. Subba Raju.	M/s Nagarjuna Aqua Export Limited.	Original
10.	GPA	18.09.1993, 164/1993.	V. Pedda Polaiah and 11 others.	G. Nageswara Rao, S/o. Madhusudhana Rao.	Original
11.	Sale deed	24.02.1994, 448/1994.	Garapati Nageswara Rao, S/o. Madhusudhana Rao.	M/s Nagarjuna Aqua Export Limited.	Original
12.	Sale deed	01.11.1996, 1869/1996.	V. Janaradhan Reddy, S/o. Seshadri Reddy.	M/s Nagarjuna Aqua Export Limited.	Original
13.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Exprt Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Original
14.	Sale deed	11.07.2012, 1849/2012.	M/s Nagarjuna Aqua Export Limited.	M/s. Nagarjuna Fertilizers and Chemicals Limited.	Certified copy
15.	Encumbrance certificate	11.01.2019, 44169844.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the A-schedule.	Original
16.	Encumbrance certificate	11.01.2019, 44169968.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the A-schedule.	Original
17.	Encumbrance certificate	11.01.2019, 44170055.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the A-schedule.	Original
18.	Encumbrance certificate	11.01.2019, 44170135.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the A-schedule.	Original
19.	Encumbrance certificate	11.01.2019, 44170241.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the A-schedule.	Original
20.	Encumbrance certificate	11.01.2019, 44170297.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the A-schedule.	Original
21.	Encumbrance certificate	11.01.2019, 44170400.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.7 of the A-schedule.	Original
22.	Encumbrance certificate	11.01.2019, 44171661.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.8 of the A-schedule.	Original
23.	Encumbrance certificate	11.01.2019, 44171815.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.9 of the A-schedule.	Original

45. 11/11/2019



24.	Encumbrance certificate	11.01.2019, 44171959.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.10 of the A-schedule.	Original
25.	Encumbrance certificate	11.01.2019, 44172051.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.11 of the A-schedule.	Original
26.	Encumbrance certificate	11.01.2019, 4417252.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.12 of the A-schedule.	Original
27.	Encumbrance certificate	11.01.2019, 44172273.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.1 of the B-schedule.	Original
28.	Encumbrance certificate	11.01.2019, 44172407.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.2 of the B-schedule.	Original
29.	Encumbrance certificate	11.01.2019, 44172698.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.3 of the B-schedule.	Original
30.	Encumbrance certificate	11.01.2019, 44172779.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.4 of the B-schedule.	Original
31.	Encumbrance certificate	11.01.2019, 44172863.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.5 of the B-schedule.	Original
32.	Encumbrance certificate	11.01.2019, 44172938.	Issued by the Sub-Register, Kavali from 01.01.1990 to 10.01.2019.	Relating to the Item No.6 of the B-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 52, 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.336/2019, 337/2019, 338/2019, 339/2019, 340/2019, 341/2019, 342/2019, 343/2019, 344/2019, 345/2019, 346/2019, 347/2019, 348/2019, 349/2019, 350/2019, 351/2019, 352/2019 and 353/2019, for Rs.200/- each issued by the Sub Registrar of Assurances, Kavali, dated: 08.01.2019.

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
Details of Immovable Properties

SCHEDULE-A

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

Sl. No.	Survey number	Full extent	Enjoyment extent	Classification	Boundaries
1	9-5	Ac.0.31	Ac.0.31	Wet	Full
2	34-2	Ac.0.40	Ac.0.40	Dry	Full
3	35-1B	Ac.0.22	Ac.0.22	Dry	Full
4	35-1E	Ac.0.25	Ac.0.25	Dry	Full
5	37-1C	Ac.0.25	Ac.0.25	Dry	Full
6	38-3G	Ac.0.26	Ac.0.26	Dry	Full
7	38-5	Ac.1.22	Ac.0-19	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
8	39-2	Ac.2.72	Ac.2.72	Dry	Full
9	68	Ac.20.26	Ac.1.33	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
10	69	Ac.16.66	Ac.3.00	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
11	70-1	Ac.7.71	Ac.0.93	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
12	75-2	Ac.1.00	Ac.1.00	Dry	Full

In the above 12 Items boundaries Ac.10.86 cents with usual right of incoming and outgoing facilities, with all easement rights.

SCHEDULE-B

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	903	Ac.1.32	Ac.0.62	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
2	907	Ac.5.88	Ac.3.88	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
3	917-2A	Ac.0.99	Ac.0.99	Wet	Full
4	928-1	Ac.0.48	Ac.0.48	Wet	Full
5	928-2	Ac.0.25	Ac.0.25	Wet	Full

y s. m. d. m.



6	930	Ac.2.01	Ac.0.39 ½	Dry	E:Land belongs to the purchaser S:Land belongs to the purchaser W:Land belongs to the purchaser N:Land belongs to the purchaser
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In the above 6 Items boundaries Ac.6.61 ½ cents with usual right of incoming and outgoing facilities, with all easement rights.

Total A, B schedules proprieties Ac.17.47 ½ Cents with usual right of incoming and outgoing facilities, with all easement rights.

Sale deed No.1849/2012, 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 52 AS REFERRED ABOVE.				

Y.B. Prasad Sarma

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

