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Title Investigation Report

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

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

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

My report on the title is as under:

1. Description of the immovable properties:

All that the Flat bearing No. B-506, admeasuring 3600-00 Sq.Ft, together with undivided share of land admeasuring 100-00 Sq.Yds, on fourth floor in 'Pasha Court' of premises bearing H.No. 6-3-678 and 6-3-680, situated at Somajiguda, Hyderabad, situate within the Registration District: Hyderabad and presently under the limits of Sub-Registrar Office : S.R. Nagar and bounded as under:

Boundaries for Flat:

North : Regency House
South : Flat No. B-505
East : Flat No. B-502
West : Open to Sky

Boundaries for entire building:

North : Greenlands Road
South : Road
East : H.No. 6-3-680/B
West : Premier
Kindergarten School.

(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.	28-12-1994	Regd. Sale Deed executed by (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Anwarulla Pasha, Rep. by their GPA Holder Sri. Lt. Col. Virendra Khanna Managing Director of M/s. Regency Constructions, M/s. Regency Constructions Rep. by its Partners Sri. Asadulla Pasha and Lt. Col. Virendra Khanna in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited., Hyderabad, vide Doc. No. 1/95, registered in the O/o. SRO Hyderabad R.O.
2.	30-12-1993	Un- Regd. Agreement to Sell executed by by (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Anwarulla Pasha, Rep. by their GPA Holder Sri. Lt. Col. Virendra Khanna Managing Director of M/s. Regency Constructions, M/s. Regency Constructions Rep. by its Partners Sri. Asadulla Pasha and Lt. Col. Virendra Khanna in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited., Hyderabad, to sell the flat bearing No. B-506 in Pasha Court.
3.	31-12-1993	Un-Regd. Agreement entered between M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad and M/s. Regency Constructions Hyderabad, for completion of construction of the flats.
4.	29-07-1992	Building permission proceedings vide Permit No. 390/90, Dt. 09-10-92, issued by Commissioner Municipal Corporation of Hyderabad, for construction of 4 th floor over the existing Ground + upper 3 floors for residential flats.
5.	29-04-2015	Property Tax receipt No. 101000000367762, issued by GHMC in favor of Nagarjuna Fertilizers in respect of H.No. 6-3-678/506, for the period 01-04-2015 to 31-03-2016.
6.	22-11-2015	Property tax payment details downloaded by me in respect of H.No. 6-3-678/506.

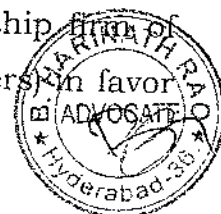


7.	22-11-2015	Statement of Encumbrance on Property vide App. No. 467895, 467952 and 467970 downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.
8.	28-11-2015	Certificate of Encumbrance on Property vide Appl. No. 2557 of 2015 issued by R.O. Hyderabad, for the period 28-06-1980 to 31-12-1983.
9.	28-11-2015	Statement of Encumbrance on Property vide App. No. 577182, issued by R.O. Hyderabad, for the period 01-01-1984 to 30-04-1995.
10.	27-11-2015	Statement of Encumbrance on Property vide App. No. 552862, issued by SRO Sanjeevareddy Nagar, for the period 01-05-1995 to 26-11-2015.
11.	11-12-2015	Search Receipt No.076 issued by R.O. Hyderabad, in proof of search of Doc. No. 1/95.

Flow of title:

From the documents submitted by the mortgagor more particularly from the Regd. Sale Deed Dated: 28-12-1994, executed by Amanulla Pasha and others in favor of the M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad, vide Doc. No. 1/95 registered in the O/o. R.O. Hyderabad, it is observed that (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Sri. Anwarulla Pasha are the owners and possessors of the house property bearing Nos. 6-3-678 and 6-3-680 and the land appurtenant to the said houses, situated at Panjagutta, Hyderabad. But nowhere it is mentioned as to how they acquired the said house property and what is the extent of the land/property the said land owners are holding are also not known and the borrower has also not produced any documents to that effect in spite of my repeated requests.

Further from the Un-Regd. Agreement to Sell Dated: 30-12-1993 executed between (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Sri. Anwarulla Pasha, represented by Lt. Col. Virendra Khanna (Retd) and Managing Partner of M/s. Regency Constructions (a partnership firm of which Sri. Asadulla Pasha and Lt. Col. Virendra Khanna are partners) in favor



of M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad, it is observed that, (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Sri. Anwarulla Pahsa, as the owners of the above said house property has executed a three agreements dated: 24-06-1985 and General Power of Attorney Dated: 09-07-1985 has entrusted the said property to M/s. Regency Constructions for development of the property. Further in the said agreement it is also mentioned that the owners of the said house property are declared to be within ceiling limits by virtue of Proceedings No. CC No. E2/51 to 53/85, Dated: 01-06-1987, issued by Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, in respect of house property bearing H.Nos. 6-3-678 and 6-3-680, situated at Panjagutta, Hyderabad and the developer is permitted to demolish the old existing structures and construct new building thereof vide ULC Hyderabad proceedings No. E2/4694 and 4695/22/87, Dated: 08-02-1988, which has to be named as " Regency House and Pasha Court" and by virtue of the said agreement the land owners have given authority to the developer to sell the respective flats out of the built up area.

Further it is observed that by virtue of the said agreements and GPA the builder has obtained municipal permission from Municipal Corporation of Hyderabad vide Permit No. 42/79, Letter No. 85/TP5/84, Dated: 29-03-1985 for construction of "A" Block under the name of " Regency House" and Permit No. 141/1, Letter No. 85/TP5/85, Dated: 15-09-2986 for construction of buildings/blocks of " B and C" under the name of Pasha Court. Further the builder has also obtained permission from Municipal Corporation of Hyderabad, vide Permit No. 390/90, Dated: 09-10-1992, in pursuance of G.O. No. 1118 M.A. Dated: 29-07-1992, issued by Government of Andhra Pradesh, for construction of fourth floor.

But the borrower has not produced any of the documents referred supra viz., the three agreements dated: 24-06-1985, wherein the land/house property owners have entrusted the property to the builder for development and also General Power of Attorney Dated: 09-07-1985, ULC proceedings No. E2/4694 and 4695/22/87, Dated: 08-02-1988, which has to be named as " Regency House and Pasha Court" and by virtue of the said agreement the land owners have given authority to the developer to sell the respective flats out of the built up area.



No. E2/51 to 53/85, Dated: 01-06-1987, issued by Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, in respect of house property bearing H.Nos. 6-3-678 and 6-3-680, situated at Panjagutta, Hyderabad, ULC Hyderabad proceedings No. E2/4694 and 4695/22/87, Dated: 08-02-1988, building permission proceedings vide Permit No. 42/79, Letter No. 85/TP5/84, Dated: 29-03-1985 for construction of "A" Block under the name of "Regency House" and Permit No. 141/1, Letter No. 85/TP5/85, Dated: 15-09-1986 for construction of buildings/blocks of "B and C" under the name of Pasha Court. Further the builder has also obtained permission from Municipal Corporation of Hyderabad, vide Permit No. 390/90, Dated: 09-10-1992, in pursuance of G.O. No. 1118 M.A. Dated: 29-07-1992, issued by Government of Andhra Pradesh, for construction of the said buildings together with approved plan, sanctioned by Municipal Corporation of Hyderabad. As such it is advised that the borrower shall submit the same to the bank.

Further in the said Agreement of Sale Dated: 30-12-1993 executed by land owners, represented by their GPA Holder and builders in favor the mortgagor/borrower, the said land owners and builders have agreed to sell the flat bearing No. B-506, on fourth floor in Pasha Court Block, with a plinth area of 3600-00 Sq.Ft, together with undivided share of land admeasuring 125-00 Sq.Yds in premises bearing H.No. 6-3-678 and 6-3-680, situated at Panjagutta, Hyderabad, for consideration.

Further it is observed that the said pursuant to the said Agreement of Sale Dated: 30-12-1993 the borrower/mortgagor has entered into an Un-Regd. Construction Agreement Dated: 31-12-1993 with M/s. Regency Constructions for completion of their proposed flat bearing Nos. B- 505 and 506, in Pasha Court referred supra.

Further it appears that, subsequent to the completion of the said construction of the flat the above said land owners viz., 1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Sri. Anwarulla Pasha, represented by their General Power of Attorney Holder Sri. Lt. Col.



Khanna, Managing Director of M/s. Regency Constructions and the builder M/s. Regency Constructions Rep. by its partners viz., Asadulla Pasha and Lt. Col. Virendra Khanna have executed a Regd. Sale Deed Dated: 28-12-1994, in favor of the borrower/mortgagor viz., M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad, vide Doc. No. 1/95 registered on 02-01-1995, in the O/o. R.O. Hyderabad, in respect of the above described property viz., Flat bearing No. B-506, admeasuring 3600-00 Sq.Ft together with undivided share of land admeasuring 100-00 Sq.Yds out of 5433-30 Sq.Mtrs of land of the Pasha Court of premises bearing H.No. 6-3-678 and 6-3-680, situated at Panjugatta, Hyderabad. But in the said sale deed it is mentioned that the undivided share of land is 100-00 Sq.Yds as against 125-00 Sq.Yds mentioned in the Un-Regd. Agreement to Sell Dated: 30-12-1993. Further in the said Regd. Sale Deed Dated: 28-12-1994 it is also not mentioned as to whether a car parking area is provided to the borrower/mortgagor.

Further in the said Sale Deed as mentioned supra it is also not mentioned that as to how the land owners have acquired title and possession of the said house property. But on my verification it is found that, it appears that the land owners have acquired title and possession of the H.No. 6-3-678 by virtue of Regd. Gift Deeds Dated: 04-05-1985, executed by Mohd. Anwarullah Pasha, through his GPA Holder Habeeb Ansari, in favor of Asadullah Pasha, Ahsanullah Pasha and Amanullah Pasha, vide Doc. No. 2834/1985, registered in the O/o. R.O. Hyderabad, in respect of H. No. 6-3-680, admeasuring 4663-00 Sq.Yds, situated at Panjugatta, Hyderabad. Similarly it appears that the said land owners have acquired title and possession of H. No. 6-3-678, by virtue of Regd. Gift Deeds Dated: 04-05-1985, executed by Mohd. Anwarullah Pasha, in favor of Asadullah Pasha, Ahsanullah Pasha and Amanullah Pasha, vide Doc. No. 2833/1985, registered in the O/o. R.O. Hyderabad, in respect of H. No. 6-3-678, admeasuring 1834-00 Sq.Yds, situated at Panjugatta, Hyderabad. As such it is advised that the borrower shall submit the certified



copies of the said Regd. Gift Settlement Deeds Dated: 04-05-1985 vide Doc. Nos. 2834 and 2833, registered in the O/o. R.O. Hyderabad.

Further the borrower/mortgagor has also not produced the Assessment proceedings issued by the concerned municipal corporation subsequent to its purchase of the above described property to show that it has taken steps to get its name mutated in the municipal records, by assessing the said property to property tax. However the borrower has submitted the property tax Receipt No. 101000000367762, Dated: 29-04-2015 issued by Greater Hyderabad Municipal Corporation, Hyderabad for the period 01-04-2015 to 31-03-2016 in respect of H.No. 6-3-678/506 i.e above described property.

Further from the Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 467895, downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015 discloses the transaction of Doc. Nos. 1/95, through which the borrower has acquired title and possession of the above described flat. Further it is also observed the transaction of Doc. Nos. 2834/85 and 2833/85, Dated: 04-05-1985 through which the land owners appears to have acquired title and possession of the above described house properties by way of Gift Settlement Deeds executed by their father.

From the Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 467052, downloaded by me from the registration department for the period 01-05-1995 to 21-11-2015 of SRO S.R. Nagar, (the present jurisdiction of SRO) in respect of H. No. 6-3-678 discloses that there are no transactions tallying with the above described property.

From the Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 467970, downloaded by me from the registration department for the period 01-05-1995 to 21-11-2015 of SRO S.R. Nagar, (the present jurisdiction of SRO) in respect of H. No. 6-3-680 discloses that there are no transactions tallying with the above described property.



From the Certificate of Encumbrance on Property Dated: 28-11-2015 vide Application No. 2557 of 2015 issued by R.O. Hyderabad for the period 28-06-1980 to 31-12-1983, discloses that there are no transactions in respect of the above described property.

From the Statement of Encumbrance on Property Dated: 28-11-2015, vide App. No. 577182, issued by R.O. Hyderabad for the period 01-01-1984 to 30-04-1995, discloses the transaction of Doc. No. 1/1995 through which the borrower/mortgagor has purchased the subject property.

From the Statement of Encumbrance on Property Dated: 27-11-2015 vide Application No. 552862 issued by SRO Sanjeevareddy Nagar, Hyderabad for the period 01-05-1995 to 26-11-2015, discloses that there are no transactions in respect of the above described 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 a residential flat.

5. Possession:

From the above said Regd. Sale Deed Dated: 28-12-1994, vide Doc. No. 1/95 and property tax Property Tax Receipt property tax Receipt No. 101000000367762, Dated: 29-04-2015 issued by Greater Hyderabad Municipal Corporation, Hyderabad, in favor of Nagarjuna Fertilizers and Chemicals Ltd., for the period 01-04-2015 to 31-03-2016 in respect of H.No. 6-3-678/506 i.e above described property, it is observed that the borrower is in possession of the said property. .

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

From the above said property tax Property Tax Receipt property tax Receipt No. 101000000367762, Dated: 29-04-2015 issued by Greater Hyderabad Municipal Corporation, Hyderabad, in favor of Nagarjuna Fertilizers and Chemicals, for the period 01-04-2015 to 31-03-2016 in respect of H.No. 6-3-678/506 i.e above described property, it is observed that the borrower is in possession of the said property. .



6-3-678/506 i.e above described property and also from the property tax payment due details downloaded by me from the website of GHMC it is observed that there are no dues and the borrower is paying the property tax to the respective authority.

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

Not Applicable

However in the Un-Regd. Agreement of Sale Dated: 30-12-1993, it is mentioned that the land owners have obtained ceiling clearance from the respective ULC office vide proceedings No. CC No. E2/51 to 53/85, Dated: 01-06-1987 in respect of H.Nos. 6-3-678 and 6-3-680, situated at Panjagutta, Hyderabad and also Proceedings No. E2/4694 and 4695/22/87, Dated: 08-02-1988, but the borrower has not produced the same as such it is advised that the borrower shall produce the same to the bank.

8. Applicability of Local laws:

In the Un-Regd. Agreement of Sale Dated: 30-12-1993, referred supra, it is mentioned that the land owners and the builder have obtained necessary permissions from the competent authority for construction of the above said building/apartment but the borrower has not furnished the building permission proceedings together with approved plans, as such it is advised that the borrower shall submit all the permissions, assessment notice, mutation proceedings etc., to the Bank.

9. Searches:

(i) On 11-12-2015 I conducted the searches in the Office of R.O., Hyderabad and I found that the entries recorded in the said registration office are tallying with that of the above said document bearing No. 1/95 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. 076, Dated: 11-12-2015, issued by RO Hyderabad is filed herewith in proof of the same.



ii) Enquires made in the Officer of Mandal/Revenue Officer: As the said land is an apartment situated in the heart of the city 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

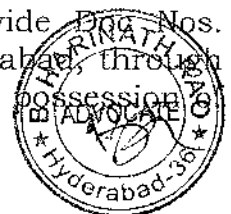
11. Conclusion and Recommendations:

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 its purchase i.e. December, 1994, 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. Registered Gift Settlement Deeds Dated: 04-05-1985, vide Doc. Nos. 2834/85 and 2833/85, registered in the O/o. R.O. Hyderabad, through which the land owners appears to have acquired title and possession of the subject house properties.



2. Assessment/mutation Proceedings, issued by MCH, in favor of Nagarjuna Fertilizers and Chemicals Limited,
3. Building permission proceedings and approved plan, issued by MCH.
4. Three Un-Regd. Agreements Dated: 24-06-1985 and General Power of Attorney Dated: 09-07-1985 executed by land owners in favor of to M/s. Regency Constructions for development of the property.
5. Proceedings No. CC No. E2/51 to 53/85, Dated: 01-06-1987, issued by Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, in respect of house property bearing H.Nos. 6-3-678 and 6-3-680, situated at Panjagutta, Hyderabad and the proceedings No. E2/4694 and 4695/22/87, Dated: 08-02-1988, issued by ULC authorities.
6. Building permission proceedings issued by Municipal Corporation of Hyderabad, vide Permit No. 141/1, Letter No. 85/TP5/85, Dated: 15-09-1986 for construction of buildings/blocks of "B and C" under the name of Pasha Court
7. Building permission proceedings issued by Municipal Corporation of Hyderabad, vide Permit No. 390/90, Dated: 09-10-1992, in pursuance of G.O. No. 1118 M.A. Dated: 29-07-1992, issued by Government of Andhra Pradesh, for construction of fourth floor.
8. E.C. from 01-01-1980 to till date i.e till the date of creation of mortgage.
9. Declaration/Affidavit that there are no litigations in respect of subject property.
10. Cause public notice inviting objections if any from the person/s interested before creating mortgage.
11. Building penalization proceedings together with approved plan in any in case of deviation of the building from the sanctioned plan.

Date: 12-12-2015

Place : Hyderabad


(B. Harinath Rao)

B. HARINATH RAO
ADVOCATE

Flat No. 402, #16-11-310/10,
Emerald, 4th Floor, Saleem Nagar,
M. Nagar, 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: 28-12-1994, executed by (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Anwarulla Pasha, Rep. by their GPA Holder Sri. Lt. Col. Virendra Khanna Managing Director of M/s. Regency Constructions, M/s. Regency Constructions Rep. by its Partners Sri. Asadulla Pasha and Lt. Col. Virendra Khanna in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited., Hyderabad, vide Doc. No. 1/95, registered in the O/o. SRO Hyderabad R.O.	Original
2.	Un- Regd. Agreement to Sell 30-12-1993, executed by by (1) Amanulla Pasha (2) Ahsanulla Pasha and (3) Asadulla Pasha all sons of Anwarulla Pasha, Rep. by their GPA Holder Sri. Lt. Col. Virendra Khanna Managing Director of M/s. Regency Constructions, M/s. Regency Constructions Rep. by its Partners Sri. Asadulla Pasha and Lt. Col. Virendra Khanna in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited., Hyderabad, to sell the flat bearing No. B-506 in Pasha Court.	Original / Copy
3.	Un-Regd. Agreement Dated: 31-12-1993, entered between M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad and M/s. Regency Constructions Hyderabad, for completion of construction of the flats.	-Do-
4.	Building permission proceedings vide Permit No. 390/90, Dt. 09-10-92, issued by Commissioner Municipal Corporation of Hyderabad, for construction of 4 th floor over the existing Ground + upper 3 floors for residential flats.	Original
5.	Property Tax receipt No. 101000000367762, Dated: 29-04-2015, issued by GHMC in favor of Nagarjuna Fertilizers in respect of H.No. 6-3-678/506, for the period 01-04-2015 to 31-03-2016.	-Do-



6.	Property tax payment details Dated: 22-11-2015, downloaded by me in respect of H.No. 6-3-678/506.	Original
7.	Statement of Encumbrance on Property Dated: 22-11-2015, vide App. No. 467895, 467952 and 467970 downloaded by me from the website of the registration department for the period 01-01-1959 to 21-11-2015.	-Do-
8.	Certificate of Encumbrance on Property Dated: 28-11-2015, vide Appl. No. 2557 of 2015 issued by R.O. Hyderabad, for the period 28-06-1980 to 31-12-1983.	-Do-
9.	Statement of Encumbrance on Property Dated: 28-11-2015, vide App. No. 577182, issued by R.O. Hyderabad, for the period 01-01-1984 to 30-04-1995.	-Do-
10.	Statement of Encumbrance on Property Dated: 27-11-2015, vide App. No. 552862, issued by SRO Sanjeevareddy Nagar, for the period 01-05-1995 to 26-11-2015.	-Do-
11.	Search Receipt No.076, Dated: 11-12-2015, issued by R.O. Hyderabad, in proof of search of Doc. No. 1/95.	-Do-

Schedule-II

(Details of the properties)

All that the Flat bearing No. B-506, admeasuring 3600-00 Sq.Ft, together with undivided share of land admeasuring 100-00 Sq.Yds, on fourth floor in 'Pasha Court' of premises bearing H.No. 6-3-678 and 6-3-680, situated at Somajiguda, Hyderabad, situate within the Registration District: Hyderabad and presently under the limits of Sub-Registrar Office : Sanjeevareddy Nagar and bounded as under:

Boundaries for Flat:

North : Regency House
 South : Flat No. B-505
 East : Flat No. B-502
 West : Open to Sky

Boundaries for entire building:

North : Greenlands Road
 South : Road
 East : H.No. 6-3-680/B
 West : Premier Kindergarten School



