

B. HARINATH RAO
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Title Investigation Report

- 1. Name of the Borrower*** :Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad
- 2. Name of the Mortgagor** :Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad

3. Description of the Property:

All that, piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 1-21 Gts in Sy. No. 1202/E, Ac 0-39 Gts., in 1219, Ac 1-21 Gts., in Sy. No. 1202/A^ and Ac 1-21 Gts., in Sy. No. 1202/A totally admeasuring Ac 5-22 Gts., situated at Wargal Village and Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak and Sub-Registrar Office: Gajwel and bounded as under:

North : Property belongs to purchaser
South : Property belongs to purchaser
East : Property belongs to purchaser
West : Property belongs to purchaser

4. Documents Perused (All Xerox Copies) :

Sl. No.	Date of Document	Description of the Document
1.	24-03-1995	Regd. Sale Deed executed by Nagarjuna Finance Limited, Hyderabad through its registered GPA holder V. Shiva Varma (Doc. No. 1586/94) in favour of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1417/1995 registered on 29-03-1995, in the O/o. SRO Gajwel.
2.	22-07-1994	Registered General Power of Attorney executed by Nagarjuna Finance Limited, Hyderabad in favour of V. Shiva Varma, S/o. Subba Raju, vide Doc. No. 1586/94 registered in the O/o. RO Ranga Reddy.



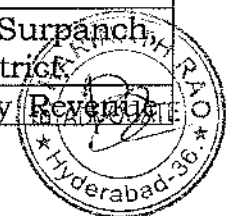
3.	30-12-1992	Regd. Sale Deed executed by Uppari Kistaiah and Uppari Sailu both sons of Late Uppari Balaiah in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4811/93 registered on 04-01-1993, in the O/o. SRO Gajwel.
4.	15-12-1992	Regd. Sale Deed executed by Chakkala Mallaiah, S/o. Ramaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4812/92 registered on 04-01-1993 in the O/o. SRO Gajwel.
5.	15-12-1992	Regd. Sale Deed executed by Uppari Mallaiah, S/o. Mallaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 629/93 registered on 09-03-1993 in the O/o. SRO Gajwel.
6.	15-12-1992	Regd. Sale Deed executed by Uppari Ramaiah, S/o. Mallaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4813/92 registered on 04-01-1993 in the O/o. SRO Gajwel.
7.	19-06-2016	Village pahani for the year 2015-16 downloaded from the website.
8.	19-06-2016	IB-ROR downloaded from the website.
9.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433553 downloaded by me from the website of the registration department for the period from 01-01-1983 to 18-06-2016.
10.	19-06-2016	Statement of Encumbrance on Property vide App. No. 975476, 975555, 975586, 975649, 975641, 975632, 975656 downloaded by me from the website of the registration department for the period from 01-01-1983 to 18-06-2016.
11.	30-06-2016	Statement of Encumbrance on Property vide App. No. 185150 issued by SRO Gajwel for the period from 01-01-1983 to 29-06-2016.

Common Documents : (Xerox copies of the Certified Copies)

Sl. No.	Date of Document	Description of the Document
1.	04-12-2015	Memo issued by Deputy Tahsildar, Wargal Mandal vide No. R/216/15, regarding non availability of Khasra Pahanies for the year 1954-55 for the lands comprised in Sy. No. 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1219, 1220, 1221, 1222, 1223, 1224, 2098 and 1209 of Wargal Mandal, Medak District.
2.	04-12-2015	Memo issued by Deputy Tahsildar, Wargal Mandal vide No. R/216/15, regarding non availability of



		Bhaki for the lands comprised in Sy. No. 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1219, 1220, 1221, 1222, 1223, 1224, 2098 and 1209 of Wargal Mandal, Medak District.
3.		Seshala Pahani for the year 1955-58
4.		Pahanies for the year 1960-61, 1965-66, 1970-71, 1975-76, 1980-81, 1983-84, 1985-86, 1990-91, 1995-96, 2001-2002, 2004-05, 2010-11 and 2012-13, issued by Revenue Authorities.
5.		ROR issued by Deputy Tahsildar, Wargal Mandal for the years 1979-80 and 1989-90.
6.	22-10-2013	Tax paid receipt issued by Panchayath Secretary of Gowraram Village for the period from 2013- March 2014 in respect of H. No. 4-97.
7.	22-10-2013	Tax paid receipt issued by Panchayath Secretary, Gowraram Village, for the period from 2013- March 2014 in respect of H. No. 4-98/1.
8.	22-10-2013	Tax paid receipt issued by Panchayath Secretary, Gowraram for the period from 2013- March 2014 in respect of H. No. 4-98.
9.	21-08-2013	Tax demand notice issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-98/1.
10.	21-08-2013	Tax demand notice issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-98.
11.	21-08-2013	Tax demand notice issued by Panchayath Secretary Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-97.
12.	10-06-2014	Tax demand notice issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2014- March 2015.
13.	05-07-2014	Tax paid receipt No. 48 issued by Panchayath Secretary Gowraram Village for the period from 2014- March 2015 in respect of H. No. 4-98 & 4-97.
14.	20-01-2014	Tax paid receipt No. 20 issued by Panchayath Secretary Gowraram Village for the period from 2013- March 2015 in respect of H. No. 4-98.
15.	21-12-2015	Tax demand notice issued by Panchayath Secretary, Gowraram Village and payment made thereof for the period from 01-04- 2015- 31-03-2016 in respect of H. No. 4-98.
16.	03-03-2010	Construction permission issued with map by Surpanch, Gowraram Village, Wargal Mandal, Medak District.
17.		Pattedar Pass Book and Title Deed issued by Revenue



		Authorities in favour of K.S. Raju of Nagrjuna Fertilizers and Chemicals Limited.
18.	06-05-2016	Search receipts No. 66, 67, 68, 69 and 70 issued by SRO Gajwel.

5. Flow of Title:

Sy. No. 1202:

From the above said documents submitted by the mortgagor more particularly from the Memo Dated: 04-12-2015 issued by the Deputy Tahsildar vide No. R/216/15, it is observed that the said office is unable to issue the Certified Copy of the Khasra Pahani for the year 1954-55 and also the extract of Wasool Bhaki in respect of the land in survey No. 1202 situated in Wargal Village & Mandal, Medak District.

Further from the Sesala Pahani of Wargal Village issued by the Revenue Authorities for the year 1956-58 the recordings in respect of land in Sy. No. 1202 is not visible.

Further from the Pahanies for the year 1965-66, 1970-71, 1975-76, 1980-81, 1987-88, 1989-90, 1991-92 of Wargal Village it is observed that the total extent of land recorded in Sy. No. 1202/A is Ac 1-21 Gts., and the name of Uppari Mallaiah, S/o. Yellaiah is recorded as pattedar and possessor of the said land. Similarly the total extent of land recorded in Sy. No. 1202/A^ is Ac 1-21 Gts., and the name of Uppari Ramaiah, S/o. Yellaiah is recorded as pattedar and possessor of the said land and similarly the total extent of land recorded in Sy. No. 1202/E is Ac 1-21 Gts., and the name of Uppari Balaiah, S/o. Mallaiah is recorded as pattedar and possessor of the said land and it is a patta land.

Further in the submitted old ROR for the year 1979-80 and ROR for the year 1989-90 the details of land in Sy. No. 1202 situated at Wargal Village & Mandal is not appearing.



Further it is observed that Uppari Ramaiah, S/o. Mallaiah as the pattedar of the land admeasuring Ac 1-21 Gts., in Sy. No. 1202/A^ situated at Wargal Village & Mandal, has sold the said land in favour of Nagarjuna Finance Limited, through registered sale deed dated 15-12-1992 vide Doc. No. 4813/92 registered on 04-01-1993 in the O/o. SRO. Gajwel.

Further it is observed that Uppari Mallaiah, S/o. Mallaiah as the pattedar of the land admeasuring Ac 1-21 Gts., in Sy. No. 1202/A situated at Wargal Village & Mandal, has sold the said land in favour of Nagarjuna Finance Limited, through registered sale deed dated 15-12-1992 vide Doc. No. 629/93 registered on 09-03-1993 in the O/o. SRO. Gajwel.

Further it is observed that Uppari Kistaiah and Uppari Sailu both sons of Uppari Balaiah appear to have inherited the land admeasuring Ac 1-21 Gts., in Sy. No. 1202/E situated at Wargal Village & Mandal, and they in turn sold the said land in favour of Nagarjuna Finance Limited, through registered sale deed dated 30-12-1992 vide Doc. No. 4811/93 registered on 04-01-1993 in the O/o. SRO. Gajwel.

Further it appears that the said Nagarjuna Finance Limited subsequent to its purchase of the above said lands in the manner referred supra has not got its name mutated in Revenue Records.

Sy. No. 1219:

From the above said documents submitted by the mortgagor more particularly from the Memo Dated: 04-12-2015 issued by the Deputy Tahsildar vide No. R/216/15, it is observed that the said office is unable to issue the Certified Copy of the Khasra Pahani for the year 1954-55



and also the extract of Wasool Bhaki in respect of the land in survey No. 1219 situated in Wargal Village & Mandal, Medak District.

Further from the Sesala Pahani of Wargal Village issued by the Revenue Authorities for the year 1955-58 the recordings in respect of land in Sy. No. 1219 is not available.

Further from the Pahanies for the year 1970-71, 1975-76 of Wargal Village it is observed that the total extent of land recorded in Sy. No. 1219 is Ac 3-39 Gts., and the name of Chekkala Mallaiah and others is recorded as pattedar and possessor of the said land.

Further from the Pahani for the year 1985-86 of Wargal Village it is observed that the total extent of land recorded in Sy. No. 1219 is Ac 3-39 Gts., and the names of Chekkala Mallaiah, Chekkala Laxmaiah, Chekkala Yellaiah and Chekkala Narayana are recorded as pattedar and possessor of the said land and it is a patta land.

Further in the submitted old ROR for the year 1979-80 it is observed that the total extent of land recorded in Sy. No. 1219 is Ac 3-39 Gts., and the name of Chekkala Mallaiah is recorded as the pattedar of the said land.

Further from the pahani for the year 1990-91 and ROR for the year 1989-90 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1219 is Ac 3-39 Gts., and the names of D. Manik Prabhu, S/o. Venkatesham and Chekkala Mallaiah are recorded as pattedars each to an extent of Ac 3-00 Gts., and Ac 0-39 Gts., respectively and it is a patta land

Further from the Pahani for the year 1995-96 of Wargal Village, it is observed that the said Sy. No. 1219 is sub-divided and the total extent of land recorded in Sy. No. 1219/A^ is Ac 0-39 Gts., and the name of



Chakkala Mallaiah is recorded as pattedar and possessor of the said land.

Further it is observed that the said chakkala Mallaiah S/o. Ramaiah has sold the land admeasuring Ac 0-39 Gts., in Sy. No. 1219 in favour of Nagarjuna Finance Limited, through registered sale deed dated 15-12-1992 vide Doc. No. 4812/92 registered on 04-01-1993 in the O/o. SRO. Gajwel. **However, it is observed that Chekkala Mallaiah, Chekkala Laxmaiah, Chekkala Narayana and Chekkala Yellaiah have already sold the total extent of land admeasuring Ac 3-39 Gts., in Sy. No. 1219 situated at Wargal Village and Mandal, Medak District in favour of D. Manki Prabhu S/o. Venkatesham through registered sale deed dated 29-01-1988 vide Doc. No. 338/88 registered in the O/o. SRO Gajwel and the said D.Manik Prabhu in turn sold the said land in favour of Nagarjuna Fertilizers and Chemicals Limited through registered sale deed dated 16-05-1994 vide Doc. No. 1420/94 registered in O/o. SRO Gajwel. As such the extent of land conveyed by Chekkala Mallaiah in favour of Nagarjuna Finance Limited through registered sale dated 15-12-1992 vide Doc. No. 4812/92 registered in the O/o. SRO Gajwel must be kept outside the purview of consideration.**

Further it is observed that the said Nagarjuna Finance Limited subsequent to its acquisition of the above said lands has executed a registered General power of Attorney dated 22-07-1994 in favour of V. Shiva Varma, S/o. Subba Raju vide Doc. No. 1586/94 registered in the O/o. RO Ranga Reddy authorizing the said attorney to deal including alienate its lands comprised in survey numbers 1224, 2098/A, 2098/A[^], 1202/E, 1219, 1202/A, 1202/A[^], 1195, 1196, 1197 and 1201[^] totally admeasuring Ac 28-38 Gts., situated at Wargal Village and Mandal, Medak District.



Further it is observed that the said Nagarjuna Finance Limited in turn sold the land admeasuring Ac 1-21 Gts., in Sy. No. 1202/A, Ac 1-21 Gts., in Sy. No. 1201/A^, Ac 1-21 Gts., in Sy. No. 1202/E and Ac 0-39 Gts., in Sy. No. 1219 totally admeasuring Ac 5-22 Gts., situated at Wargal Village & Mandal, Medak District, through its registered GPA holder V. Shiva Varma, S/o. Subba Raju, in favour of Nagarjuna Fertilizers and Chemicals Limited through registered sale deed dated 24-03-1995 vide Doc. No. 1417/95 registered on 29-03-1995 in the O/o. SRO Gajwel. **However while computing the total extent of land acquired by Nagarjuna Fertilizers and Chemicals Limited by virtue of this Doc. No. 1417/95 shall be considered as Ac 4-23 Gts., only excluding the the land in Sy. No. 1219 to an extent of Ac 0-39 Gts. Further the above said Sale Deed dated 24-03-1995 vide Doc. No. 1417/95, it is observed on the reverse side of page No. 2 the SRO has noted that one copy has been registered along with the original of the said sale deed. As such both the original and the extra registered copy shall be collected at the time of creation of mortgage.**

Further from the pahanies for the year 1996-97, 2001-02, 2004-05, 2006-07, 2010-11, 2012-13, village pahani for the year 2015-16 dated 19-06-2016 and IB-ROR downloaded by me from the website, it is observed that the total extent of land recorded in Sy No. 1202 is Ac 4-23 Gts., and the name of Sri. K.S. Raju S/o. K.V.K. Raju is recorded as pattedar and possessor of the said land and it is a patta land.

Further from the Pattedar passbook No. 707115 vide Patta No. 1424/23 issued by Revenue Authorities in favour of K.S. Raju, of Nagarjuna Fertilizers and Chemicals Limited, the extent of land admeasuring Ac 1-21 Gts., in Sy. No. 1202/A, Ac 1-21 Gts., in Sy. No. 1202/A^ and Ac 1-21 Gts., in Sy. No. 1201/E totally admeasuring Ac 4-23 Gts.



23 Gts recorded by way of purchase. **As the Borrower has been issued Pattedar pass Book and Title Deed, it can be inferred that the mutation proceedings might have been concluded. Therefore, the Borrower shall submit the Mutation Proceedings to the Bank.**

From the said pahanies, ROR, Pattedar Pass Book and Title Deed it appears that the name of the Director of the Company is recorded as pattedar and possessor of the said land instead of recording the company's name. Therefore, it is advised that the company shall take steps to record its name in the Revenue Records instead of its Director's name.

The Statement of Encumbrance on Property Dated: 13-09-2015 vide App. No. 433553 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1417/95, 629/93 and 4813/92 through which the vendor's of the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 19-06-2016 vide App. No. 975476, 975555, 975586, 975649, 975641, 975632, 975656 downloaded by me from the website of the Registration Department disclose the transaction of Doc. No. 1417/95, 629/93 and 4813/92 through which the vendor's of the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 30-06-2016 vide App. No. 185150 issued by SRO Gajwel for the period 01-01-1983 to 29-06-2016 discloses the transaction of Doc. No. 1417/95, 629/93, 4813/92, through which the mortgagor and it's vendor have acquired the above said property.

6. Minor's Interest / HUF Property:



- 7. Mutation of the name of the owner in Revenue Records:** As the Borrower has been issued Pattedar pass Book and Title Deed No. 707115 vide Patta No. 1424/23 issued by Revenue Authorities, it can be inferred that the mutation proceedings might have been concluded. **Therefore, the Borrower shall submit the Mutation Proceedings to the Bank.**
- 8. Possession:** As per my site visit and on perusal of the above said documents the Borrower is in possession of the above said lands and is running its research and development, processing unit.
- 9. Payment of Municipal/Local/Cess Etc:** The Borrower has acquired larger extent of lands in various survey numbers situated in Wargal and Gowraram Villages, of Wargal Mandal Medak District. And it appears that the lands acquired by the Borrower in the said two villages are adjacent to each other. As such it is unable to find out in which of the above said villages, the schedule land is falling unless the same is measured, fix boundaries in accordance with the sale deeds of the Borrower by a Mandal surveyor. However, from the documents submitted by the Borrower it is noted that the Borrower has obtained building permissions from the Grampanchayath, Gowraram Village and raised structures in it. The said structures were assessed to property tax and were allotted H.Nos. 4-97, 4-98 and 4-98/1. On perusal of the submitted tax demand notices and paid receipts it is noted that the Borrower has paid the property taxes up to 31-03-2016 to the Grampanchayath in respect of House No. 4-98. **However, it is advised that the Borrower shall pay the property tax to the concerned Grampanchayath till date in respect of above said house numbers by the time of creation of mortgage and submit no dues issued by the concerned Grampanchayath to the Bank and the Borrower is also advised to pay the Land Revenue Cess to the Revenue Authorities in respect of the Agricultural Lands.**



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

Not Applicable.

11. Applicability of Local Laws:

Not Applicable

12. Searches:

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

On 06-05-2016, I conducted searches in the O/o. SRO Gajwel, and I found that the entries recorded in the said registration office are tallying with that of the above said document bearing No. 1417/95 submitted by the mortgagor. Hence I opine that the said document is true and correct.

The search receipt No.68, Dated: 06-05-2016, issued by SRO Gajwel, is filed herewith in proof of the same.

(ii) Enquiries made in the Office of Mandal/Revenue Office:

Since in some of the lands of the subject property is being utilized for research and development and also for processing unit by raising structures, enquires have not made. However, I carried online searches and found that the Borrower is having patta for the subject lands. Further village pahani for the year 2015-16 and IB-ROR downloaded from the website are discussed above and the same have been appended to the list of the documents perused above.

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

The Bank may obtain the ROC searches carried 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.

13. Site Inspection: On 06-05-2016 I visited the site of the above said property as shown by Sri. T. Srinivas, DGM (Legal) of the Borrower. The said property is situated about 1 Km., from the High Way leading from Hyderabad to Karimnagar beside the road of Gowraram Police Station on the way leading to Sarawathi Temple Wargal Village. The Borrower is having larger extent of land which is divided into two bits, in view of the village road leading from Karimnagar High Way to Sarawathi temple Wargal Village. The land on the right side of the temple road consists of nearly Ac 8-00 to 10-00 in which administrative blocks, canteen, Research building with open space is located and the area is fenced by Barbed wire and the name of the Borrower is displayed on the Board at the entrance of the property.

The remaining extent of the land is located on the left side of the temple road, consists of sheds of process development unit which are raised /erected on the smaller extent of the land and the rest of the land is being utilized for growing mango gardens, Cultivation etc. the said land is also surrounded by Barbed wire fencing with a board displaying the name of the Borrower at the entrance.

Even though the property of the Borrower has road accessibility as observed by me during site visit, but as per the schedule of the property as described in the respective sale deeds, the extents covered are land locked lands. As such in order to ascertain the approach to the all the extents of the lands acquired by the Borrower, it is required to measure the total extent of land acquired by the Borrower, fix boundaries and a map has to be drawn by the Mandal Surveyor. **Therefore, the Borrower**



shall submit the map drawn by the Mandal Surveyor by fixing the boundaries to the entire extent of land acquired by the Borrower to the Bank.

14. Conclusion and Recommendations:

Thus, with 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 property to an extent of Ac 4-23 Gts., in Sy. No. 1202 only as against mention of Ac 5-22 Gts., comprised in Sy. No. 1202 and 1219.** Though some structures are existing in smaller extent of land against the total extent of the land held by the Borrower, no land conversion proceedings have been obtained by the Borrower from the competent authority. Further the larger extent of the land held by the Borrower is being utilized for agricultural purpose only. **Hence the nature of the land can be considered as Agricultural land only. The Borrower is having clear and marketable title to the land admeasuring Ac 4-23 gts., in Sy. No. 1202 only.** However, the borrower is advised to submit to the Bank below listed documents apart from the documents listed in the Schedule -I at the time of creation of mortgage.

1. Mutation proceedings
2. The Borrower shall take necessary steps to modify name of the Pattedar as Nagarjuna Fertilizers and Chemicals Limited instead of K.S. Raju in Pahanies, ROR, Pattedar Pass Book and Title Deed issued by the Revenue Authorities.
3. Payment of tax dues till date and produce no dues certificate issued by concerned authorities.
4. Map drawn by the Mandal Surveyor clearly demarcating all the respective extents of lands acquired by the Borrower in all survey numbers and also to ascertain the total extent of land present on site.



5. To obtain certificate from the Revenue authorities certifying that the lands acquired by the Borrower are private patta lands only.
6. Issue public notice in respect of the proposed properties to be mortgaged before creation of security.
7. The Sale deed vide Doc. No. 1417/95 is to be taken both original and extra copy registered along with the original sale deeds at the time of creation of mortgage.

15. Certificate: Subject to the observations made in above said paras, I certify that Nagarjuna Fertilizers and Chemicals Limited, Hyderabad has a valid, clear and marketable title to the immovable property admeasuring Ac 4-23 Gts., in Sy. No. 1202 only as stated above.

Dated: 30-06-2016

Place: Hyderabad



(B. Harinath Rao)

B. HARINATH RAO
ADVOCATE

Flat No. 402, #16-11-310/10,
Smaruti 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	Documents to be collected
1.	Regd. Sale Deed dated 24-03-1995 executed by Nagarjuna Finance Limited, Hyderabad through its registered GPA holder V. Shiva Varma (Doc. No. 1586/94) in favour of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1417/1995 registered on 29-03-1995, in the O/o. SRO Gajwel.	Original
2.	Regd. Sale Deed dated 24-03-1995 executed by Nagarjuna Finance Limited, Hyderabad through its registered GPA holder V. Shiva Varma (Doc. No. 1586/94) in favour of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1417/1995 registered on 29-03-1995, in the O/o. SRO Gajwel.	Do
3.	Registered General Power of Attorney dated 22-07-1994 executed by Nagarjuna Finance Limited, Hyderabad in favour of V. Shiva Varma, S/o. Subba Raju, vide Doc. No. 1586/94 registered in the O/o. RO Ranga Reddy.	Copy
4.	Regd. Sale Deed 30-12-1992 executed by Uppari Kistaiah and Uppari Sailu both sons of Late Uppari Balaiah in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4811/93 registered on 04-01-1993, in the O/o. SRO Gajwel.	Original
5.	Regd. Sale Deed dated 15-12-1992 executed by Chakkala Mallaiah, S/o. Ramaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4812/92 registered on 04-01-1993 in the O/o. SRO Gajwel.	Do
6.	Regd. Sale Deed dated 15-12-1992 executed by Uppari Mallaiah, S/o. Mallaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 629/93 registered on 09-03-1993 in the O/o. SRO Gajwel.	Do
7.	Regd. Sale Deed dated 15-12-1992 executed by Uppari Ramaiah, S/o. Mallaiah, in favour Nagarjuna Finance Limited, Hyderabad vide Doc. No. 4813/92 registered on 04-01-1993 in the O/o. SRO Gajwel.	Do



8.	Village pahani dated 19-06-2016 for the year 2015-16 downloaded from the website.	Do
9.	IB-ROR dated 19-06-2016 downloaded from the website.	Do
10.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433553 downloaded by me from the website of the registration department for the period from 01-01-1983 to 18-06-2016.	Do
11.	Statement of Encumbrance on Property dated 19-06-2016 vide App. No. 975476, 975555, 975586, 975649, 975641, 975632, 975656 downloaded by me from the website of the registration department for the period from 01-01-1983 to 18-06-2016.	Do
12.	Statement of Encumbrance on Property dated 30-06-2016 vide App. No. 185150 issued by SRO Gajwel for the period from 01-01-1983 to 29-06-2016.	Do

Common Documents: -

Sl. No.	Description of the Document	Documents to be collected
1.	Memo dated 04-12-2015 issued by Deputy Tahsildar, Wargal Mandal vide No. R/216/15, regarding non availability of Khasra Pahanies for the year 1954-55 for the lands comprised in Sy. No. 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1219, 1220, 1221, 1222, 1223, 1224, 2098 and 1209 of Wargal Mandal, Medak District.	Original
2.	Memo dated 04-12-2015 issued by Deputy Tahsildar, Wargal Mandal vide No. R/216/15, regarding non availability of Wasool Bhaki for the lands comprised in Sy. No. 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1219, 1220, 1221, 1222, 1223, 1224, 2098 and 1209 of Wargal Mandal, Medak District.	Do
3.	Seshala Pahani for the year 1955-58	Certified Copy
4.	Pahanies for the year 1960-61, 1965-66, 1970-71, 1975-76, 1980-81, 1983-84, 1985-86, 1990-91, 1995-96, 2001-2002, 2004-05, 2010-11 and 2012-13, issued by Revenue Authorities.	Do
5.	ROR issued by Deputy Tahsildar, Wargal Mandal for the years 1979-80 and 1989-90.	Do
6.	Tax paid receipt dated 22-10-2013 issued by Panchayath Secretary of Gowraram Village for the period from 2013- March 2014 in respect of H. No. 4-	Original



	97.	
7.	Tax paid receipt dated 22-10-2013 issued by Panchayath Secretary, Gowraram Village, for the period from 2013- March 2014 in respect of H. No. 4-98/1.	Do
8.	Tax paid receipt dated 22-10-2013 issued by Panchayath Secretary, Gowraram for the period from 2013- March 2014 in respect of H. No. 4-98.	Do
9.	Tax demand notice dated 21-08-2013 issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-98/1.	Do
10.	Tax demand notice dated 21-08-2013 issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-98.	Do
11.	Tax demand notice dated 21-08-2013 issued by Panchayath Secretary Gowraram Village for payment tax for the period from 2013- March 2014 in respect of H. No. 4-97.	Do
12.	Tax demand notice dated 10-06-2014 issued by Panchayath Secretary, Gowraram Village for payment tax for the period from 2014- March 2015.	Do
13.	Tax paid receipt No. 48 dated 05-07-2014 issued by Panchayath Secretary Gowraram Village for the period from 2014- March 2015 in respect of H. No. 4-98 & 4-97.	Do
14.	Tax paid receipt No. 20 dated 20-01-2014 issued by Panchayath Secretary Gowraram Village for the period from 2013- March 2015 in respect of H. No. 4-98.	Do
15.	Tax demand notice dated 21-12-2015 issued by Panchayath Secretary, Gowraram Village and payment made thereof for the period from 01-04-2015- 31-03-2016 in respect of H. No. 4-98.	Do
16.	Construction permission dated 03-03-2010 issued with map by Surpanch, Gowraram Village, Wargal Mandal, Medak District.	Copy
17.	Pattedar Pass Book and Title Deed issued by Revenue Authorities in favour of K.S. Raju of Nagrjuna Fertilizers and Chemicals Limited.	Original
18.	Search receipts No. 66, 67, 68, 69 and 70 issued by SRO Gajwel dated 06-05-2016.	



SCHEDULE -II**DESCRIPTION OF THE PROPERTY**

All that, piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 1-21 Gts in Sy. No. 1202/E, Ac 0-39 Gts., in 1219, Ac 1-21 Gts., in Sy. No. 1202/A^ and Ac 1-21 Gts., in Sy. No. 1202/A totally admeasuring Ac 5-22 Gts., situated at Wargal Village and Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak and Sub-Registrar Office: Gajwel and bounded as under:

North	:	Property belongs to purchaser
South	:	Property belongs to purchaser
East	:	Property belongs to purchaser
West	:	Property belongs to purchaser

