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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. 3-08 Gts in Sy. No. 1222 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 : Neighbours property
South : Neighbours property
East : Neighbours property
West : Neighbours property

4. Documents Perused (All Xerox Copies) :

Sl. No.	Date of Document	Description of the Document
1.	28-05-1994	Regd. Sale Deed executed by G. Yadaiah, S/o. Yellaiah in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1544/94 registered on 01-06-1994, in the O/o. SRO Gajwel.
2.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433439 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
3.	12-06-2016	Statement of Encumbrance on Property vide App. No. 827867, 827870 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.



4.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2331/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
5.	12-06-2016	Village pahani for the year 2015-16 downloaded from the website.
6.	12-06-2016	IB-ROR downloaded from the website.

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 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.
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:

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. 1222 situated in Wargal Village & Mandal, Medak District.

Further from the Pahanies for the years 1965-66, 1975-76, 1980-81 and 1985-86 it is observed that the total extent of land recorded in Sy. No. 1222 is Ac 3-08 Gts., in the name of one Gurralla Mallaiah S/o.



Peddulu is recorded as Pattedar and possessor of the said land and it is a patta land.

Further from the old ROR for the year 1979-80 of Wargal Village issued by the Revnue Authorities, the total extent of land recorded in Sy. No. 1222 is Ac 3-08 Gts., and the name of Gurralla Mallaiah, S/o. Gussaiah is recorded as pattedar of the said land.

Further from the old ROR for the year 1989-90 of Wargal Village issued by the Revnue Authorities it is observed that, the total extent of land recorded in Sy. No. 1222 is Ac 3-08 Gts., and the names of Gurralla Yadaiah, and Gurralla Lachaiah both are S/o. Yellaiah, Gurralla Rajaiah, and Gurralla peddulu both S/o. Mallaiah are recorded as joint pattedars of the said land. But in the said ROR it is not recorded as to the nature of their acquisition of the said land. However, it appears that the said four pattedars might have inherited the same from the Original pattedar and their names were jointly recorded as pattedars and possessors of the above said lands as appearing in the Pahani for the year 1990-91 of Wargal Village and it is a patta land.

Further, from the pahani for the year 1995-96 it is observed that the said Sy. No. 1222 is sub -divided as Sy. No. 1222/A, 1222/A^ , 1222/E and 1222/E^ and the names of Gurralla Yadaiah, S/o. Yellaiah, Gurralla Laxmaiah, S/. Yellaiah, Gurralla Rajaiah, S/o. Mallaiah and Gurralla Peddulu, S/o. Mallaiah are recorded as pattedars and possessors for the said land each to an extent of Ac 0-32 Gts., respectively and it is a patta land.

Further it is observed that one of the pattedar G. Yadaiah, S/o. Yellaiah has sold the total extent of land admeasuring Ac 3-08 Gts., in Sy. No. 1222 situated at Wargal Village & Mandal, Medak District in favour of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad.



through registered sale deed dated 28-05-1994 vide Doc. No. 1544/94 registered on 01-06-1994, in the O/o. SRO Gajwel. But from the above said Revenue Records viz., ROR 1989-90, Pahanies 1990-91 and 1995-96 it is observed that the names of Gurralla Yadaiah, S/o. Yellaiah, Gurralla Laxmaiah, S/. Yellaiah, Gurralla Rajaiah, S/o. Mallaiah and Gurralla Peddulu, S/o. Mallaiah were recorded as joint pattedars of the land in Sy. No. 1222 totally admeasuring Ac 3-08 Gts. In view of the above said joint ownership of the land in Sy. No. 1222 the sale deed dated 28-05-1994 ought to have been executed by all the above said four Joint owners instead of by only one pattedar G. Yadaiah, S/o. Yellaiah and **by this date 20 years have been elapsed and said sale transaction may be taken into consideration. However, it is advised to get the subject property published in News Paper calling for objections if any from the public including other three joint owners who may have interest in the said land.**

Further the above said Sale Deed dated 28-05-1994 vide Doc. No. 1544/94, 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 it is observed that Nagarjuna Fertilizers and Chemicals Limited having acquired title and possession of the land admeasuring Ac 3-08 Gts., in Sy. No. 1222 situated at Wargal Village & Mandal Medak District in the manner referred supra appears to have got its name mutated in Revenue Records which is evident from the ROR for the year 1989-90 wherein the names of above said four pattedars were rounded off and the name of Sri. K.S. Raju S/o. K.V.K. Raju of Nagarjuna Fertilizers and Chemicals Limited is recorded as pattedar and possessor



of the said land by virtue of its acquisition vide Doc. No .1544/94 dated 23-05-1994.

Further from the pahani for the year 2001-02, 2004-05, 2010-11, 2012-13, it is observed that the total extent of land recorded in Sy No. 1222 is Ac 3-08 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 village pahani for the year 2015-16 downloaded by me from the website dated 12-06-2016 it is observed that Sri. K.S. Raju, S/o. K.V.K. Raju recorded as pattedar and possessor of the said land i.e., Ac 3-08 Gts., in Sy. No. 1222 of wargal Village and it is a patta land.

Further from the IB-ROR dated 12-06-2012 downloaded by me from the website it is observed that Sri. K.S. Raju, S/o. K.V.K. Raju recorded as pattedar and is holding the land to an extent of Ac 3-08 Gts., in Sy. No. 1222 situated in Wargal Village & Mandal, Medak District.

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 3-08 Gts., is recorded in Sy. No. 1223. **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 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. 433439, downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1544/94 through which the vendor of the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 12-06-2016 vide App. No. 827867, 827870 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1544/94 through which the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 17-06-2016 vide G.S. No. 2331/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 1544/94 through which the mortgagor and it's vendor have acquired the above said property.

6. Minor's Interest / HUF Property: Not Involved

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. 1544/94 submitted by the mortgagor. Hence I opine that the said document is true and correct.

The search receipt No.67, 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 above described property. 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 Schedule described property. 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. 1544/94 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 stated above.

Dated: 18-06-2016

Place: Hyderabad


(B. Harinath Rao)
B. HARINATH RAO
A. No. 11-310/10,
Flat No. 2nd floor, Saleem Nagar,
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Warakpet, Hyderabad-500 000.

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 28-05-1994 executed by G. Yadaiah, S/o. Yellaiah in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1544/94 registered on 01-06-1994, in the O/o. SRO Gajwel.	Original
2.	Extra copy of Regd. Sale Deed dated 28-05-1994 executed by G. Yadaiah, S/o. Yellaiah in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1544/94 registered on 01-06-1994, in the O/o. SRO Gajwel.	Do
3.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433439 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	Do
4.	Statement of Encumbrance on Property dated 12-06-2016 vide App. No. 827867, 827870 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.	Do
5.	Statement of Encumbrance on Property dated 17-06-2016 vide G.S. No. 2331/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	Do
6.	Village pahani dated 12-06-2016 for the year 2015-16 downloaded from the website.	Do
7.	IB-ROR downloaded from the website dated 12-06-2016.	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. 4-97.	Original
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.	Do

SCHEDULE - II

All that, piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 3-08 Gts in Sy. No. 1222 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 : Neighbours property
 South : Neighbours property
 East : Neighbours property
 West : Neighbours property



