

**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. 4-00 Gts in Sy. No. 1209 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 : Land Belongs to Lamadi Kapurya & Others
- South : Panadi (Way)
- East : Land Belongs to Lamadi Kapurya & Others
- West : Part of Survey No. 1209

### 4. Documents Perused ( All Xerox Copies) :

Sl. No.	Date of Document	Description of the Document
1.	24-03-1995	Regd. Sale Deed executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1437/95 registered on 30-03-1995, in the O/o. SRO Gajwel.
2.	14-02-1995	Regd. Sale Deed executed by N.K. Basith Khan, S/o. Masjid Khan in favour of R.Nataraj, S/o. Anjaneyulu vide Doc. No. 799/95 registered on 17-02-1995, in the O/o. SRO Gajwel.
3.	19-03-1968	Order issued by Tahsildar Gajwel, in D.Dis.B/1959/67



4.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433472 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
5.	12-06-2016	Statement of Encumbrance on Property vide App. No. 837910, 827901, 837778 downloaded by me from the website of the registration department for the period from 01-01-1983 to 10-06-2016.
6.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2334/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
7.	12-06-2016	Village pahani for the year 2015-16 downloaded from the website.
8.	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. 1209 situated in Wargal Village & Mandal, Medak District.



Further from the Pahanies for the years 1965-66 of Wargal Village, it is observed that the Sy. No. 1209 is consisting many sub-divisions and the total extent of land recorded in many sub-divisions aggregate to Ac 248-36 Gts., and the entire extent is recorded as Government land.

Further from the Proceedings No. D.Dis.D/2959/67, dated 19-03-1968, issued by Thasildar, Gajwel Taluk Medak District, it is observed that one N.K. Basith Khan, Military Personnel was assigned the land admeasuring Ac 4-00 Gts., out of Gairan (Government Land) bearing Sy. No. 1209 situated at Wargal Village under G.O.Ms No. 1406 dated 25-07-1958 subject to the conditions laid down in the special rules mentioned in the Patta Certificate. **But the Borrower/mortgagor has not furnished the said G.O., Patta Certificate issued in favour of N.K. Basith Khan to ascertain the conditions laid down in the Patta Certificate and to ascertain whether the said Basith Khan has alienable rights in respect of the property assigned to him by the Government as such it is advised that the Borrower shall submit the above said G.O. Patta Certificate etc., in order to ascertain title.**

Further from the pahanies for the year 1970-71, 1975-76, 1980-81, 1985-86, 1990-91 and 1995-96 submitted by the mortgagor, nowhere the name of said Basith Khan is appearing as pattedar or possessor of the said land to an extent of Ac 4-00 in Sy. No. 1209 of Wargal, Village. But in the old ROR for the year 1979-80 of Wargal Village, issued by the Revenue Authorities it is observed that the name of N.K. Basith Khan, Military is recorded as pattedar of the land admeasuring Ac 4-00 Gts., in Sy. No. 1209/24.

Further, in the registered sale deed dated 14-02-1995 vide Doc. No. 799/95 it is mentioned that the said N.K.Basith Kahn, S/o. Masjid khan said to have acquired the above said land by virtue of proceedings dated 19-03-1968 issued by the Tahsildar, Gajwel, under the



Servicemen quota and he sold the same in favour of R. Natraj, S/o. Anjaneyulu through the above said sale deed dated 14-02-1995.

Further from the pahani for the year 1995-96 it is observed that the name of R. Natraj is not appearing in the said pahani, however, from the ROR for the year 1989-90 of Wargal, Village issued by Revenue Authorities it is observed that the name of N.K.Basith Khan is rounded off and the name of R. Natraj, S/o. Anjaneyulu is recorded as pattedar by virtue of Doc. No. 799/95 to an extent of land admeasuring Ac 4-00 Gts., in Sy. No. 1209/24.

Further it is observed that the said R. Natraj, having acquired the land in the manner referred supra, has sold the same in favour of Nagarjuna Fertilisers and Chemicals Limited, Hyderabad through registered sale deed dated 24-03-1995 vide Doc. No. 1437/95 registered on 30-03-1995 in the O/o. SRO Gajwel.

Further, from the ROR for the year 1989-90 of Wargal Village, it is observed that the name of R. Natraj is rounded off and the name of K.S. Raju, S/o. K.V.K. Raju of Nagarjuna Fertilizers and Chemicals Limited is recorded as pattedar by virtue of Doc. No. 1437/95 and his name is being continued to record, in pahanies for the year 2001-02, 2004-05, 2010-11, 2012-13, village pahani for the year 2015-16 and IB- ROR downloaded by me from the website, as pattedar and possessor of the said land and **it is a Laoni Patta (Assigned 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, it is observed that the said K.S. Raju is holding land to an extent of Ac 4-00 Gts., in Sy. No. 1209/24. **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 and also certificate from concerned Revenue Authorities certifying that the subject land covered under the Sy. No. 1209 is not an assigned land.**

The Statement of Encumbrance on Property Dated: 13-09-2015 vide App. No. 433472 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1437/95, 799/95 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 12-06-2016 vide App. No. 837910, 827901 and 837778 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1437/95, 799/95 through which the mortgagor and its vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 17-06-2016 vide G.S. No. 2334/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 1437/95 and 799/95 through which the mortgagor and its 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 and also certificate from concerned Revenue Authorities certifying that the subject land covered under the Sy. No. 1209 is not an assigned land.**



**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:** As per the Order dated 19-03-1968 issued by Tahsildar Gajwel, Medak District, pahanies issued by the



Revenue Authorities, which are perused above and the village pahani for the year 2015-16 and IB-ROR downloaded from the website, discloses that the subject land covered in Sy. No. 1209 is Laoni Patta (Assigned Land), which was originally assigned to one Mr. N.K. Basith Khan. As such Section 3 of The Andhra Pradesh Assigned Lands (Prohibition of Transfer) Act, 1977 is attracted unless the Borrower submits the Patta Certificate of N.K. Basith Khan duly containing the alienable rights.

## **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. 1437/95 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 subject land is a Laoni Patta (Assigned Land). 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.

Though the subject property appears to have way on its southern side, and the entire subject survey number being an assigned land/Government land, it is not known as to where this property lies in the larger extent of the lands held by the Borrower. Hence 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 though the mortgagor, is in possession and enjoyment of the above described property, at this juncture it cannot be said that the Borrower is having clear and marketable title unless the above said cloud is removed by getting clarifications from the Revenue Department and also alienable rights if any from the Patta Certificate granted in favour of N.K. Basith Khan. **Hence it may be concluded that the nature of the land is Assigned land Agricultural land only.** Further 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 if said cloud is cleared.

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, 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.

**15. Certificate:** Subject to the observations made in above said paras, I cannot certify that Nagarjuna Fertilizers and Chemicals Limited, Hyderabad is having a valid, clear and marketable title to the immovable property unless the cloud is cleared.

Dated: 18-06-2016

Place: Hyderabad



(B. Harinath Rao)

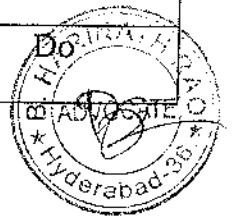
B. HARINATH RAO

Flat No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 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**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 R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1437/95 registered on 30-03-1995, in the O/o. SRO Gajwel.	Original
2.	Regd. Sale Deed dated 14-02-1995 executed by N.K. Basith Khan, S/o. Masjid Khan in favour of R.Nataraj, S/o. Anjaneyulu vide Doc. No. 799/95 registered on 17-02-1995, in the O/o. SRO Gajwel.	Do
3.	Order dated 19-03-1968 issued by Tahsildar Gajwel, in D.Dis.D/1959/67.	Copy
4.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433472 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	Original
5.	Statement of Encumbrance on Property dated 12-06-2016 vide App. No. 837910, 827901, 837778 downloaded by me from the website of the registration department for the period from 01-01-1983 to 10-06-2016.	Do
6.	Statement of Encumbrance on Property dated 17-06-2016 vide G.S. No. 2334/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	Do
7.	Village pahani dated 12-06-2016 for the year 2015-16 downloaded from the website.	Do
8.	IB-ROR dated 12-06-2016 downloaded from the website.	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 Pahanani 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. 4-00 Gts in Sy. No. 1209 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 : Land Belongs to Lamadi Kapurya & Others  
 South : Panadi (Way)  
 East : Land Belongs to Lamadi Kapurya & Others  
 West : Part of Survey No. 1209



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