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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:**

#### **Item 1:**

All that, piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 3-20 Gts in Sy. No. 1194 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 Surya & Others  
South : Land Belongs to Mallaiah  
East : Panadi (Way)  
West : Land in Survey No. 1209

#### **Item 2:**

All that, piece and parcel of the Agricultural land admeasuring Ac. 0-17 ½ Gts in Sy. No. 1194, Ac. 0-09 Gts in Sy. No. 1195, Ac. 0-08 ½ Gts in Sy. No. 1196, Ac. 0-10 Gts in Sy. No. 1197, Ac. 0-13 Gts in Sy. No. 1198 total admeasuring Ac 1-18 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 : Land belongs to Purchaser  
 South : Land belongs to Purchaser  
 East : Panadi (Way)  
 West : Land belongs to Purchaser

**Item 3:**

All that, piece and parcel of the Agricultural land admeasuring Ac. 0-15 ½ Gts in Sy. No. 1195, Ac. 0-14 ½ Gts in Sy. No. 1196, Ac. 0-17 Gts in Sy. No. 1197, Ac. 0-15 Gts in Sy. No. 1198 total admeasuring Ac 1-22 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 : Land belongs to Lambadies  
 South : Way to Avu Sulonipalli  
 East : Land belongs to Purchaser  
 West : Land belongs to Purchaser

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

Sl. No.	Date of Document	Description of the Document
1.	27-03-1995	Regd. Sale Deed executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1483/95 registered on 03-04-1995, in the O/o. SRO Gajwel.
2.	02-08-1994	Regd. Sale Deed executed by Lambadi Kapuriya, Lambadi Laxman both S/o. of Valya, Lambadi Gounsi, W/o. Bhimla, Lambadi Chandru, Lambadi Mohan, Lambadi Sriramulu all are S/o. Bhimla, Lambadi Sony, W/o. Somla, Lambadi Sankru, Lambadi Lalu, both S/o. of Pandya, Lambadi Manya, S/o. Deva in favour R.Nataraj, S/o. Anjaya vide Doc. No. 2309/94 registered in the O/o. SRO Gajwel.
3.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433498 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
4.	12-06-2016	Statement of Encumbrance on Property vide App. No. 837816, 837843, 837856 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.



5.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2335/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
6.	12-06-2016	Village pahani for the year 2015-16 downloaded from the website.
7.	12-06-2016	IB-ROR downloaded from the website.
8.	27-09-1996	Regd. Sale Deed executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3198/96 registered on 28-09-1996, in the O/o. SRO Gajwel.
9.	06-06-1995	Regd. Sale Deed executed P.Pratap Varma, S/o. Subba Raju in favour of by R.Nataraj, S/o. Anjaya vide Doc. No. 2461/95 registered in the O/o. SRO Gajwel.
10.	01-08-1988	Regd. Sale Deed executed Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all sons of Deva and Lambadi Somla S/o. Pandya in favour of P.Pratap Varma, S/o. Subba Raju vide Doc. No. 3082/88 registered in the O/o. SRO Gajwel.
11.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433510 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
12.	12-06-2016	Statement of Encumbrance on Property vide App. No. 837974, 838000, 838014, 838028, 838037, 838054 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.
13.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2336/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
14.	12-06-2016	Village pahani for the year 2015-16 downloaded from the website.
15.	12-06-2016	IB-ROR downloaded from the website.
16.	27-09-1996	Regd. Sale Deed executed by R.Nataraj, S/o. Anjaya in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3197/96 registered on 28-09-1996, in the O/o. SRO Gajwel.
17.	21-08-1995	Regd. Sale Deed executed by Lambadi Bikshapati, Lambadi Ramulu and Lambadi Lalu, all S/o. Manya in favour of R.Nataraj, S/o. Anjaya vide Doc. No. 3247/95 registered on 31-08-1995, in the O/o. SRO Gajwel.
18.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433534 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.



19.	12-06-2016	Statement of Encumbrance on Property vide App. No. 838127, 838152 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.
20.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2337/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.

**Common Documents : ( Xerox copies of the Certified Copies)**

Sl. No.	Date of Document	Description of the Document
1.	04-12-2015	Certificate 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	Certificate issued by Deputy Tahsildar, Wargal Mandal vide No. R/216/15, regarding non availability of Vasul 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.		I-B 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 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 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 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 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 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 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 for payment tax for the period from 2014- March 2015 in respect of H. No. 4-98 & 4-97.
13.	05-07-2014	Tax paid receipt No. 48 issued by Panchayath Secretary 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 for the period from 2013- March 2015 in respect of H. No. 4-98.
15.	03-03-2010	Construction permission issued by surpanch, Gowraram Village, Wargal Mandal, Medak District.

##### 5. Flow of Title:

###### Item No: 1

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. 1194 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. 1194 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84 of Wargal Village, the total extent of land recorded in Sy. No. 1194 is Ac 3-20 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Soumla, S/o. Pandya are recorded as joint pattedars of the said lands.



Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1194 is Ac 3-20 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Soumya, are recorded as joint pattedars of the said lands.

Further it is observed that Lambadi Kapuriya, Lambadi Laxman both S/o. of Valya, Lambadi Gounsi, W/o. Bhimla, Lambadi Chandru, Lambadi Mohan, Lambadi Sriramulu all are S/o. Bhimla, Lambadi Sony, W/o. Somla, Lambadi Sankru, Lambadi Lalu, both S/o. of Pandya, Lambadi Manya, S/o. Deva have jointly sold the land admeasuring Ac 3-20 Gts., in Sy. NO. 1194 situated at Wargal Village & Mandal in favour of R. Natraj, S/o. Anjaiah through registered sale deed dated 02-08-1994 vide Doc. No. 2309/94 registered in the O/o. SRO Gajwel. It appears that the said vendors might have inherited the said land from the original pattedars.

Further in the pahani for the years 1990-91, 1995-96 and ROR 1989-90 submitted by the mortgagor the details of said Sy. No. 1194 are not available. As such it is not traceable whether the said R. Natraj having purchased the above said land through sale deed dated 02-08-1994 got his name mutated in Revenue Records.

Further from the registered sale deed dated 27-03-1995 vide Doc No. 1483/95 it is observed that the said R. Natraj, having purchased the above said land in the manner referred supra has sold the same in favour of Nagarjuna Fertilisers And Chemicals Limited, Hyderabad through registered sale deed dated 27-03-1995 vide Doc. No. 1483/92 registered on 03-04-1995 in the O/o. SRO. Gajwel. Further from the said sale deed it is also observed that one more copy of the sad sale deed is registered along with the original as such the borrower shall submit both



the sale deeds original and extra copy registered by SRO, at the time of creation of mortgage.

Further from the pahani 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, the total extent of land recorded in Sy. No. 1194 (1194/A) is Ac 3-20 Gts., and the name of 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.

The Statement of Encumbrance on Property Dated: 13-09-2015 vide App. No. 433498 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1483/95, 2309/94 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. 837816, 837843 and 837856 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1483/95, 2309/94 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 17-06-2016 vide G.S. No. 2335/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 1483/95, 2309/94 through which the mortgagor and it's vendor have acquired the above said property.

**Item No: 2 & 3 (Doc. No. 3198/96 & 3197/96)**

**(i) Survey No. 1194**

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. 1194 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. 1194 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84 of Wargal Village, the total extent of land recorded in Sy. No. 1194 is Ac 3-20 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Soumla, S/o. Pandya are recorded as joint pattedars of the said lands.

Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1194 is Ac 3-20 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Soumya, are recorded as joint pattedars of the said lands.

**(ii) Survey No. 1195**

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. 1195 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. 1195 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84 of Wargal Village, the total extent of land recorded in Sy. No. 1195 is Ac 2-02 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Somla, S/o. Pandya are recorded as joint pattedars of the said lands.

Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1195 is Ac 2-02 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Somla, are recorded as joint pattedars of the said lands.

**(iii) Survey No. 1196**

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. 1196 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. 1196 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84 of Wargal Village, the total extent of land recorded in Sy. No. 1196 is Ac 1-38 Gts., and the names of Lambadi Valya



Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Somla, S/o. Pandya are recorded as joint pattedars of the said lands.

Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1196 is Ac 1-38 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Somla, are recorded as joint pattedars of the said lands.

**(iv) Survey No. 1197**

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. 1197 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. 1197 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84, 1990-91 of Wargal Village, the total extent of land recorded in Sy. No. 1197 is Ac 2-05 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Somla, S/o. Pandya are recorded as joint pattedars of the said lands.

Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1197 is Ac 2-05 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Somla, are recorded as joint pattedars of the said lands.



Bhimla and Lambadi Somla, are recorded as joint pattedars of the said lands.

**(v) Survey No. 1198**

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. 1198 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. 1198 is not visible.

Further from the Pahanies for the year 1960-61, 1970-71, 1975-76, 1980-81, 1983-84, 1990-91 of Wargal Village, the total extent of land recorded in Sy. No. 1198 is Ac 2-00 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all are S/o. Deva and Lambadi Somla, S/o. Pandya are recorded as joint pattedars of the said lands.

Further the old ROR 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1198 is Ac 2-00 Gts., and the names of Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Somla, are recorded as joint pattedars of the said lands.

**A.** Further it is observed that above said pattedars viz., Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla and Lambadi Somla have jointly sold the lands admeasuring Ac 0-17 ½ Gts., in Sy. No. 1194, Ac 0-09 Gts., in Sy. No. 1195, Ac 0-08 ½ Gts., in Sy. No.



0-10 Gts., in Sy. No. 1197 and Ac 0-13 Gts., in Sy. No. 1198 totally admeasuring Ac 1-18 Gts., out of their holdings in above said lands, situated at Wargal Village & Mandal in favour of P. Pratap Varma, S/o. Subba Raju through registered sale deed dated 01-09-1988 vide Doc. No. 3082/88 registered in the O/o. SRO Gajwel.

**B.** Further it is observed that the said P. Pratap Varma in turn sold the above said lands in favour of R.Natraj, S/o. Anjaya, through registered sale deed dated 06-06-1995 vide Doc. No. 2461/95 registered in the O/o. SRO Gajwel.

Further it is observed that the names of above said purchasers viz., P. Pratap Varma and R. Natraj in above said sale deeds who have purchased lands from the original pattedars are not appearing in the pahani for the years 1985-86, 1990-91, 1995-96 and ROR for the year 1989-90 respectively submitted by the Borrower.

**C.** Further it is observed that the said R. Natraj, in turn sold the above said lands totally admeasuring Ac 1-18 Gts., comprised in Sy. No. 1194, 1195, 1196, 1197 and 1198 situated at Wargal Village & Mandal, Medak District, in favour of Nagarjuna Fertilisers and Chemicals Limited, Hyderabad, through registered sale deed dated 27-09-1996 vide Doc. No. 3198/96 registered on 28-09-1996 in the O/o. SRO Gajwel.

**D.** Further it is observed that Lambadi Bikshapati, Lambadi Ramulu and Lambadi Lalu, all S/o. Manya have sold land admeasuring Ac 0-15 ½ Gts., in Sy. No. 1195, Ac 0-14 ½ Gts., in Sy. No. 1196, Ac 0-17 Gts., in Sy. No. 1197, Ac 0-15 Gts., in Sy. No. 1198 totally admeasuring Ac 1-22 gts., situated at Wargal Village & Mandal in favour of R. Natraj, S/o. Anjaya, through registered sale deed dated 21-08-1995 vide Doc. No. 3247/95 registered on 31-08-1995 in the O/o. SRO Gajwel.



By the above said sale deed it is observed that only the sons of Lambadi Many, who is one of the joint pattedar in Sy. No. 1194, 1195, 1196, 1197 and 1198 have sold the lands in favour of R. Natraj, leaving apart the joint pattedars and their legal heirs and by this date more than 20 years have been elapsed as such the said sale transaction may be considered.

**E.** Further it is observed that the said R. Natraj, in turn sold the above said lands totally admeasuring Ac 1-22 Gts., in favour of of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad, through registered sale deed dated 27-09-1996 vide Doc. No. 3197/96 registered in the O/o. SRO Gajwel.

Further it is observed that the names of above said purchasers viz., P. Pratap Varma and R. Natraj in above said sale deeds who have purchased lands from the pattedars are not appearing in the pahani for the years 1985-86, 1990-91, 1995-96 and ROR for the year 1989-90 respectively submitted by the Borrower.

**Further on perusal of the other sale transactions and their link documents and the sale transactions under the present TIR, it is observed that the Borrower has acquired lands in subject survey numbers viz., 1194, 1195, 1196, 1197 and 1198 and when all the extents of the land acquired by the Borrower were put together it is found that the Borrower has got excess of the lands than the original extents of the land recorded in revenue records viz., pahanies, old ROR for the year 1979-80 and ROR for the year 1989-90. However, from the IB- ROR downloaded by me from the website it is observed that the original extents of the land were recorded in the sad survey numbers though the Borrower has purchased excess extents of the lands by virtue of various sale deeds and the details of which are given hereunder. As such the Bank has to take into**



consideration only the extent recorded in IB-ROR and Pattedar Pass Book and Title Deed issued by the Revenue Authorities in favour of the Borrower. However, the Bank shall ensure that all the sale deeds and their link documents are deposited with the Bank at the time of creation of mortgage in order to avoid any further mortgages/litigations etc.

**In respect of Land in Sy. No. 1194**

Doc. No.	Extent Alienated Ac- Gts	Original Extent as per Revenue Records Ac-Gts	Excess Ac-Gts
1483/95	3-20	3-20	1-12 ½
3198/96	0-17 ½		
3145/96	0-35		
Total	4-32 ½	3-20	1-12 ½

**In respect of Land in Sy. No. 1195**

Doc. No.	Extent Alienated Ac- Gts	Original Extent as per Revenue Records Ac-Gts	Excess Ac-Gts
2308/94	1-21 ½	2-02	0-23
3198/96	0-09		
3145/96	0-19		
3197/96	0-15 ½		
Total	2-25	2-02	0-23

**In respect of Land in Sy. No. 1196**

Doc. No.	Extent Alienated Ac- Gts	Original Extent as per Revenue Records Ac-Gts	Excess Ac-Gts
2308/94	1-18 ½	1-38	2-18 ½
3198/96	0-08 ½		



3145/96	0-17		
3197/96	0-14 ½		
3118/94	1-38		
Total	14-16 ½	1-38	2-18 ½

**In respect of Land in Sy. No. 1197**

Doc. No.	Extent Alienated Ac- Gts	Original Extent as per Revenue Records Ac-Gts	Excess Ac-Gts
2308/94	1-23	2-05	0-24
3198/96	0-10		
3145/96	0-19		
3197/96	0-17		
Total	2-29	2-05	0-24

**In respect of Land in Sy. No. 1198**

Doc. No.	Extent Alienated Ac- Gts	Original Extent as per Revenue Records Ac-Gts	Excess Ac-Gts
2308/94	1-20	2-00	0-35
3198/96	0-13		
3145/96	0-27		
3197/96	0-15		
Total	2-35	2-00	0-35

Further from the pahani 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, it is observed that the name of K.S. Raju, S/o. K.V.K. Raju is recorded as pattedar and possessor of the lands admeasuring Ac 3-20 Gts., in Sy. No. 1194, Ac 2-02 Gts., in Sy. No. 1195, Ac 1-38 Gts., in Sy. No. 1196, Ac 2-05 Gts., in Sy. No. 1197, Ac 2-00 Gts., in Sy. No. 1198 situated at Wargal Village.



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 lands admeasuring Ac 3-20 Gts., in Sy. No. 1194, Ac 2-02 Gts., in Sy. No. 1195, Ac 1-38 Gts., in Sy. No. 1196, Ac 2-05 Gts., in Sy. No. 1197 and Ac 2-00 Gts., in Sy No. 1198 situated at Wargal Village mentioned. **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 and ROR it appears that the name 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. 433510 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 3198/96, 2461/95, 3082/88 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 13-09-2015 vide App. No. 433534 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 3197/96, 3247/95 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. 837974, 838000, 838014, 838028, 838037 and 838054 downloaded by me from the website of the Registration Department





discloses the transaction of Doc. No. 3198/96, 2461/95, 3082/88 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 17-06-2016 vide G.S. No. 2336/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 3198/96, 2461/95 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. 838127, 838152 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 3197/96, 3247/95 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 17-06-2016 vide G.S. No. 2337/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 3197/96, 3247/95 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.

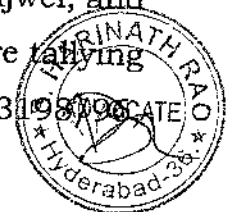
**11. Applicability of Local Laws:**

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. 1483/95, 31-03-2016.



3197/96 submitted by the mortgagor. Hence I opine that the said document is true and correct.

The search receipt No.67 & 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.

Though the property of the Borrower as described in item No. 1 & 2 has road accessibility as per the schedule of the property as described in the sale deeds, item No. 3 property has no accessibility. Further in view of the larger extent of land held 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 to extent as indicated in the Pattedar Pass Book, Title Deed issued by the Revenue Authorities.** Though some structures are existing on a smaller extent of land against the total extent of the land held by the mortgagor.



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 extent of lands as described in the Pattedar Pass Book and Title deed in respect of the above said survey numbers referred in description of the 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 registered sale deed vide Doc. No. 1483/95 is registered with extra copy along with original sale deed. Therefore, bank shall collect both original and extra copy of sale deed 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 as stated above.

Dated: 18-06-2016

Place: Hyderabad



(B. Harinath Rao)

**B. HARINATH RAO**

**ADVOCATE**

Flat No. 402, #16-11-310/10,  
Maruthi 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 27-03-1995 executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1483/95 registered on 03-04-1995, in the O/o. SRO Gajwel.	Original
	Extra Copy of Regd. Sale Deed dated 27-03-1995 executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1483/95 registered on 03-04-1995, in the O/o. SRO Gajwel.	Do
2.	Regd. Sale Deed executed dated 02-08-1994 by Lambadi Kapuriya, Lambadi Laxman both S/o. of Valya, Lambadi Gounsi, W/o. Bhimla, Lambadi Chandru, Lambadi Mohan, Lambadi Sriramulu all are S/o. Bhimla, Lambadi Sony, W/o. Somla, Lambadi Sankru, Lambadi Lalu, both S/o. of Pandya, Lambadi Manya, S/o. Deva in favour R.Nataraj, S/o. Anjaya vide Doc. No. 2309/94 registered in the O/o. SRO Gajwel.	Do
3.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433498 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. 837816, 837843, 837856 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. 2335/2016 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



8.	Regd. Sale Deed dated 27-09-1996 executed by R.Nataraj, S/o. Anjaneyulu in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3198/96 registered on 28-09-1996, in the O/o. SRO Gajwel.	Do
9.	Regd. Sale Deed dated 06-06-1995 executed P.Pratap Varma, S/o. Subba Raju in favour of by R.Nataraj, S/o. Anjaya vide Doc. No. 2461/95 registered in the O/o. SRO Gajwel.	Do
10.	Regd. Sale Deed dated 01-08-1988 executed Lambadi Valya, Lambadi Manya, Lambadi Surya, Lambadi Bhimla all sons of Deva and Lambadi Somla S/o. Pandya in favour of P.Pratap Varma, S/o. Subba Raju vide Doc. No. 3082/88 registered in the O/o. SRO Gajwel.	Do
11.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433510 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	Do
12.	Statement of Encumbrance on Property dated 12-06-2016 vide App. No. 837974, 838000, 838014, 838028, 838037, 838054 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.	Do
13.	Statement of Encumbrance on Property dated 17-06-2016 vide G.S. No. 2336/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	Do
14.	Village pahani dated 12-06-2016 for the year 2015-16 downloaded from the website.	Do
15.	IB-ROR downloaded from the website dated 12-06-2016.	Do
16.	Regd. Sale Deed executed dated 27-09-1996 by R.Nataraj, S/o. Anjaya in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3197/96 registered on 28-09-1996, in the O/o. SRO Gajwel.	Do
17.	Regd. Sale Deed dated 21-08-1995 executed by Lambadi Bikshapati, Lambadi Ramulu and Lambadi Lalu, all S/o. Manya in favour of R.Nataraj, S/o. Anjaya vide Doc. No. 3247/95 registered on 31-08-1995, in the O/o. SRO Gajwel.	Do
18.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433534 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	Do





19.	Statement of Encumbrance on Property dated 12-06-2016 vide App. No. 838127, 838152 downloaded by me from the website of the registration department for the period from 01-01-1983 to 11-06-2016.	Do
20.	Statement of Encumbrance on Property dated 17-06-2016 vide G.S. No. 2337/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	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**

#### **Item 1:**

All that, piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 3-20 Gts in Sy. No. 1194 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 Surya & Others  
 South : Land Belongs to Mallaiah  
 East : Panadi (Way)  
 West : Land in Survey No. 1209

**Item 2:**

All that, piece and parcel of the Agricultural land admeasuring Ac. 0-17 ½ Gts in Sy. No. 1194, Ac. 0-09 Gts in Sy. No. 1195, Ac. 0-08 ½ Gts in Sy. No. 1196, Ac. 0-10 Gts in Sy. No. 1197, Ac. 0-13 Gts in Sy. No. 1198 total admeasuring Ac 1-18 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 : Land belongs to Purchaser  
 South : Land belongs to Purchaser  
 East : Panadi (Way)  
 West : Land belongs to Purchaser

**Item 3:**

All that, piece and parcel of the Agricultural land admeasuring Ac. 0-15 ½ Gts in Sy. No. 1195, Ac. 0-14 ½ Gts in Sy. No. 1196, Ac. 0-17 Gts in Sy. No. 1197, Ac. 0-15 Gts in Sy. No. 1198 total admeasuring Ac 1-22 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 : Land belongs to Lambadies  
 South : Way to Avunipalli  
 East : Land belongs to Purchaser  
 West : Land belongs to Purchaser



