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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

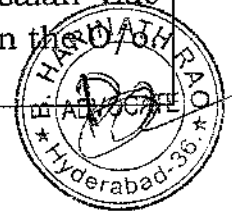
3. Description of the Property:

All that, piece and parcel of the Agricultural land admeasuring Ac. 4-00 Gts in Sy. No. 99 situated at Gouraram Village & Grampanchayath Wargal Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak and Sub-Registrar Office: Gajwel and bounded as under:

North : Road
South : Land in Sy. No. 102
East : Land belongs to R. Natraj
West : Land belongs to G.Yadaiah

4. Documents Perused (All Xerox Copies) :

Sl. No.	Date of Document	Description of the Document
1.	27-09-1996	Regd. Sale Deed executed by R. Anjaneyulu, S/o. Narasaiah in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3194/96 registered on 28-09-1996, in the O/o. SRO Gajwel.
2.	18-04-1995	Regd. Sale Deed executed by (i) Merupati Krishna Reddy (ii) Merupati Venkat Reddy, both are sons of Ranga Reddy in favor of R. Anjaneyulu, S/o. Narasaiah vide Doc. No. 1901/95 registered on 02-05-1995, in the O/o. SRO Gajwel.



3.	13-06-1994	Regd. Sale Deed executed by K. Laxmi Rao, W/o. Krupakar Rao in favour of (i) Merupati Krishna Reddy (ii) Merupati Venkat Reddy, both sons of Ranga Reddy vide Doc. No. 1694/94 registered on 16-06-1994, in the O/o. SRO Gajwel.
4.	25-06-1991	Regd. Sale Deed executed by Rachoori Vijayamma, W/o. Shiva Kumar in favour of K. Laxmi Rao, W/o. Krupakar Rao vide Doc. No. 1688/91 registered on 28-06-1991, in the O/o. SRO Gajwel.
5.	21-06-2016	Statement of Encumbrance on Property vide App. No. 17893, 17963, 17998, 18043 downloaded by me from the website of the registration department for the period from 01-01-1983 to 20-06-2016.
6.	22-06-2016	Statement of Encumbrance on Property vide G.S. No. 2421/2016 issued by SRO Gajwel, for the period from 01-01-1987 to 21-06-2016.
7.	21-06-2016	Village pahani for the year 2015-16 downloaded from the website.
8.	21-06-2016	IB-ROR downloaded from the website.

Common Documents : (Xerox copies of the Certified Copies)

Sl. No.	Date of Document	Description of the Document
1.	02-12-2015	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. 99, 100 and 101 of Gouraram, Village, Wargal Mandal, Medak District
2.		Khasra Pahani for the year 1954-54 of Gouraram Village, issued by Revenue Authorities.
3.		Seshala Pahani for the year 1955-58 issued by Revenue Authorities.
4.		Pahanies for the year 1960-61, 1964-66, 1965-66, 1970-71, 1975-76, 1980-81, 1990-91, 1994-95, 2000-01, 2001-2002, 2002-03, 2004-05, 2005-06, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 issued by Revenue Authorities of Gouraram Village.



5.		ROR issued by Deputy Tahsildar, Wargal Mandal for the years 1979-80 and 1989-90 of Gouraram Village.
6.		Pattedar Pass Book & Title deed vide No. 253748, Patta No. 474 issued by Revenue Authorities in favour of K.S. Raju of Nagarjuna fertilizers and Chemicals Limited, Hyderabad.
7.	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.
8.	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.
9.	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.
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. 4-98/1.
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14.	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.
15.	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.
16.	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.



17.	03-03-2010	Construction permission issued with map by Surpanch, Gowraram Village, Wargal Mandal, Medak District.
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 extract of Wasool Bhaki in respect of the land in survey No. 99 situated in Gouraram Village & Grampanchayath, Wargal Mandal, Medak District.

Further from the Khasra Pahani for the year 1954-55 of Gouraram Village it is observed that the total extent of land recorded in Sy. No. 99 is Ac 16-15 Gts., and the name of Kadupalla Veeraiah, S/o. Chandraiah is recorded as original pattedar and the names of Kadupalla Chandraiah, S/o. Nagaiah is recorded as pattedar and possessor of the land to an extent of Ac 8-00 as he is the grandson of original pattedar and Dande Venkaiah, S/o. Narasaiah is recorded as pattedar and possessor of the land to an extent of Ac 8-00 as he is one of the share holder along with original pattedar respectively.

Further from the Sesala Pahani for the year 1955-58 of Gouraram Village it is observed that the total extent of land recorded in Sy. No. 99 is Ac 16-15 Gts., and the names of names of Kadupalla Chandraiah, S/o. Nagaiah and Dande Venkaiah, S/o. Narasaiah is recorded as pattedar and possessor of the land each to an extent of Ac 8-00.

Further from the pahani for the year 1965-66, 1980-81, 1990-91 of Gouraram Village it is observed that the total extent of land recorded in Sy. No. 99 is Ac 16-15 Gts., and the name of Rachoore Vijayamma



W/o. Shiva Kumar is recorded as pattedar and possessor of the said land. But the nature of her acquisition is not mentioned in the said pahani.

Further from the pahanies for the year 1970-71, 1975-76 of Gouraram Village it is observed that the total extent of land recorded in Sy. No. 99 is Ac 16-15 Gts., and the name of Yadralla Narasamma, W/o. Balaram is recorded as pattedar and possessor of the said land. But the nature of her acquisition is not mentioned in the said pahanies.

Further it is observed from the old ROR for the year 1979-80 that the total extent of land recorded in Sy. No. 99 Ac 16-15 Gts., and the name of Yadralla Narasamma, W/o. Balaram is recorded as Pattedar and her name was rounded off and the names of Rajasimha and Vijayasimha both sons of Balaram are recorded as pattedars but the nature of their acquisition is not mentioned in the said ROR.

Further from the sale deed dated 25-06-1991 vide Doc. No. 1688/91 executed by Rachoori Vijayamma, W/o. Shiva Kumar, in favour of K. Laxmi Rao, W/o. Krupakar Rao it is observed that the said Rachoori Vijayamma has acquired title and possession of the land admeasuring Ac 16-15 Gts., in Sy. No. 99 situated at Gouraram Village, Wargal Mandal, Medak District, through registered sale deed dated 04-08-1981 vide Doc. No. 904/81 registered in the O/o. SRO Gajwel. **However, the Borrower has not submitted the said sale deed vide Doc. No. 904/81 for our perusal. Therefore, the Borrower is advised to submit the same to the Bank at the time of creation of mortgage.** And by virtue of the said purchase she sold the said land in favour of K. Laxmi Rao by the above said sale deed. Further it is observed that the said K. Laxmi Rao having acquired title and possession of the said land in the manner referred supra, appears to have got her name mutated in Revenue Records, which is evident from the pahanies for the year 1994-95 of



Gouraram Village and ROR for the year 1989-90 wherein her name is recorded as pattedar and possessor of the said land.

Further it is observed that the said K. Laxmi Rao, W/o. Krupakar Rao, in turn sold the land admeasuring Ac 8- 07 ½ Gts., in Sy. No. 99 situated at Gouraram Village, Wargal Mandal, Medak District, in favour of Merupati Krishna Reddy, and Merupati Venkat Reddy both are sons of Ranga Reddy through registered sale deed dated 13-06-1994 vide Doc. No. 1694/94 registered on 16-06-1994 in the O/o. SRO Gajwel (the said K. Laxmi Rao has also sold the remaining extent of land admeasuring Ac 8-07 ½ Gts., Out of total land admeasuring Ac 16-15 Gts., through another sale deed of even date vide Doc. No. 1695/94 in favour of Merupati Ranga Reddy, S/o. Late Malla Reddy and Merupati Narasimha Reddy , S/o. Ranag Reddy).

Further it is observed that the said vendees viz., Merupati Krishna Reddy, and Merupati Venkat Reddy subsequent to their purchase in the manner referred supra appears to have not mutated their names in Revenue Records as their names are not found in the pahanies submitted by the Borrower. However, it is observed that Merupati Krishna Reddy and Merupati Venkat Reddy by virtue of above said purchase of the land admeasuring Ac 8-07 ½ Gts., in Sy. No. 99 of Gouraram Village, vide Doc. No. 1694/94 have in turn sold the land admeasuring Ac 4-00 Gts., out of the above said land in favour of R. Anjaneyulu, S/o. Narasaiah through registered sale deed dated 18-04-1995 vide Doc. No. 1901/95 registered on 02-05-1995 in the O/o. SRO Gajwel. Further from the pahanies it is observed that the said R. Anjaneyulu subsequent to his purchase appears to have not got his name mutated in Revenue Records (the said Merupati Krishna Reddy and Merupati Venkat Reddy have also sold the remaining extent of land admeasuring Ac 4-07 ½ Gts., Out of total land admeasuring Ac 8-07 ½ Gts.,



Gts., through another sale deed of even date vide Doc. No. 1900/95 in favour of G.Yadaiah, S/o. Yellaiah).

Further it is observed that the said R. Anjaneyulu, having acquired title and possession of the land in the manner referred supra in turn sold the same in favour of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad through registered sale deed dated 27-09-1996 vide Doc. No. 3194/96 registered on 28-09-1996 in the O/o. SRO Gajwel.

Further it is observed that the Borrower having acquired title and possession of the above said land in the manner referred supra, appears to have got its name mutated in Revenue Records, which is evident from the recordings as observed in ROR of Gouraram Village for the year 1989-90 issued by the Revenue Authorities, wherein the name of K. Laxmi Rao, W/o. Krupakar Rao is rounded off and the name of K.S. Raju, S/o. K.V.K. Raju is recorded as pattedar and possessor of the land admeasuring Ac 16-15 Gts in Sy. No. 99 and the said K.S. Raju, S/o. K.V.K. Raju of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad was issued Pattedar pass Book and title Deed No. 253748 vide Patta No. 474 by the Revenue Authorities.

Further from the pahanies for the year 2000-01, 2001-02, 2002-03, 2004-05, 2005-06, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, Village pahani for the year 2015-16 and IB- ROR downloaded by me from the website, evidences that K.S. Raju, S/o. K.V.K. Raju of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad is recorded as pattedar and possessor of the said land.

As the Borrower has been issued Pattedar pass Book and Title Deed, it can be inferred that the mutation proceedings might have been concluded. Therefore, the Borrower shall submit the Mutation Proceedings to the Bank.



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

The Statement of Encumbrance on Property Dated: 21-06-2016 vide App. No. 17893, 17963, 17998, 18043 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 3194/96, 1901/95, 1694/94, 1688/91 through which the mortgagor and it's vendor have acquired the above said property.

The Statement of Encumbrance on Property Dated: 22-06-2016 vide G.S. No. 2421/2016 issued by SRO Gajwel for the period 01-01-1987 to 21-06-2016 discloses the transaction of Doc. No. 3194/96 through which the mortgagor has 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. 253748 vide Patta No. 474 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



Wargal and Gouraram 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. 3194/96 submitted by the mortgagor. Hence I opine that the said document is true and correct.

The search receipt No.69, 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 Gouraram Police Station on the way leading to Sarawathi Temple Wargal Village.



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 has road accessibility as seen from the schedule of the property as described in the sale deed, 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. Registered sale deed dated 04-08-1981 vide Doc. No. 904/81 of Rachoori Vijayamma, W/o. Shiva Kumar registered in the O/o. SRO Gajwel.

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: 24-06-2016

Place: Hyderabad


B. (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 27-09-1996 executed by R. Anjaneyulu, S/o. Narasaiah in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 3194/96 registered on 28-09-1996, in the O/o. SRO Gajwel.	Original
2.	Regd. Sale Deed dated 18-04-1995 executed by (i) Merupati Krishna Reddy (ii) Merupati Venkat Reddy, both are sons of Ranga Reddy in favor of R. Anjaneyulu, S/o. Narasaiah vide Doc. No. 1901/95 registered on 02-05-1995, in the O/o. SRO Gajwel.	Do
3.	Regd. Sale Deed dated 13-06-1994 executed by K. Laxmi Rao, S/o. Krupakar Rao in favour of (i) Merupati Krishna Reddy (ii) Merupati Venkat Reddy, both are sons of Ranga Reddy vide Doc. No. 1694/94 registered on 16-06-1994, in the O/o. SRO Gajwel.	Do
4.	Regd. Sale Deed dated 25-06-1991 executed by Rachuri Vijayamma, W/o. Shiva Kumar in favour of K. Laxmi Rao, S/o. Krupakar Rao vide Doc. No. 1688/91 registered on 28-06-1991, in the O/o. SRO Gajwel.	Copy
5.	Statement of Encumbrance on Property dated 21-06-2016 vide App. No. 17893, 17963, 17998, 18043 downloaded by me from the website of the registration department for the period from 01-01-1983 to 20-06-2016.	Do
6.	Statement of Encumbrance on Property dated 22-06-2016 vide G.S. No. 2421/2016 issued by SRO Gajwel, for the period from 01-01-1987 to 21-06-2016.	Do
7.	Village pahani dated 21-06-2016 for the year 2015-16 downloaded from the website.	Do
8.	IB-ROR dated 21-06-2016 downloaded from the website.	Do

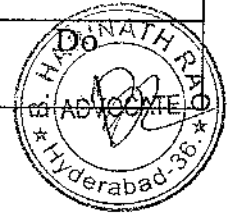


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2.	Khasra Pahani for the year 1954-54 of Gouraram Village, issued by Revenue Authorities.	Do
3.	Seshala Pahani for the year 1955-58 issued by Revenue Authorities.	Certified Copy
4.	Pahanies for the year 1960-61, 1964-66, 1965-66, 1970-71, 1975-76, 1980-81, 1990-91, 1994-95, 2000-01, 2001-2002, 2002-03, 2004-05, 2005-06, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 issued by Revenue Authorities of Gouraram Village.	Do
5.	ROR issued by Deputy Tahsildar, Wargal Mandal for the years 1979-80 and 1989-90 of Gouraram Village.	Do
6.	Pattedar Pass Book & Title deed vide No. 253748, Patta No. 474 issued by Revenue Authorities in favour of K.S. Raju of Nagarjuna fertilizers and Chemicals Limited, Hyderabad.	Original
7.	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.	Do
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14.	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
15.	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
16.	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
17.	Construction permission dated 03-03-2010 issued with map by Surpanch, Gowraram Village, Wargal Mandal, Medak District.	Copy
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. 4-00 Gts in Sy. No. 99 situated at Gouraram Village & Grampanchayath Wargal Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak and Sub-Registrar Office: Gajwel and bounded as under:

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