

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:

Item 1:

All that piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 2-01 Gts in Sy. No. 1223/E and Ac. 2-01 Gts in Sy. No. 1223/E^ total admeasuring Ac 4-02 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	:	Neighbours property
South	:	Neighbours property
East	:	Neighbours property
West	:	Neighbours property

Item 2:

All that piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 2-01 Gts in Sy. No. 1223/A and Ac. 2-01 Gts in Sy. No. 1223/A^ total admeasuring Ac 4-02 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 : Neighbours property
 South : Neighbours property
 East : Neighbours property
 West : Neighbours property

4. Documents Perused (All Xerox Copies) :

Sl. No.	Date of Document	Description of the Document
1.	16-05-1994	Regd. Sale Deed executed by D. Dananjaya, S/o. Venkatesam in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1422/94 registered on 19-05-1994, in the O/o. SRO Gajwel.
2.	29-01-1988	Regd. Sale Deed executed by Ranga Katamaiah, S/o. Nagaiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 335/88 registered on 02-02-1988, in the O/o. SRO Gajwel.
3.	29-01-1988	Regd. Sale Deed executed by (i) Ranga Durgaiah S/o. Muthaiah, (ii) Ranga Nagulu, S/o. Muthaiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 336/88 registered on 02-02-1988, in the O/o. SRO Gajwel.
4.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433265 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
5.	11-06-2016	Statement of Encumbrance on Property vide App. No. 827603, 827614 and 827623 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. 229/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
7.	23-05-1994	Regd. Sale Deed executed by D. Dananjaya, S/o. Venkatesam in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1485/94 registered on 26-05-1994, in the O/o. SRO Gajwel.
8.	05-09-1990	Regd. Sale Deed executed by Ranga Yadaiah, S/o. Chandraiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 2660/90 registered in the O/o. SRO Gajwel.
9.	29-01-1988	Regd. Sale Deed executed by (i) Rangelaxmi, W/o. Kistaiah, (ii) Ranga Chandraiah, S/o. Venkaiah, (iii) Ranga Durgaiah, S/o. Venkaiah, (iv) Ranagapochiah,



		S/o. Venkaiah and (v) Ranaga Sathaiah, S/o. Venkaiah, in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 783/88 registered in the O/o. SRO Gajwel.
10.	13-09-2015	Statement of Encumbrance on Property vide App. No. 433318, 433330 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.
11.	11-06-2016	Statement of Encumbrance on Property vide App. No. 827736, 827712, 827724 and 827739 downloaded by me from the website of the registration department for the period from 01-01-1983 to 10-06-2016.
12.	17-06-2016	Statement of Encumbrance on Property vide G.S. No. 2339/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.
13.	12-06-2016	Village pahani for the year 2015-16 downloaded from the website.
14.	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



and also the extract of Wasool Bhaki in respect of the land in survey No. 1223 situated in Wargal Village & Mandal, Medak District.

Further from the Pahanies for the years 1965-66, 1970-71, 1975-76, 1980-81, 1985-86 it is observed that the total extent of land recorded in Sy. No. 1223/A is Ac 2-01 Gts., and the name of Ranga Venkaiah, S/o. Hanumanthu is recorded as Pattedar and possessor of the said land, total extent of land recorded in Sy. No. 1223/A^ is Ac 2-01 Gts., and the name of Ranga Narasaiah, S/o. Hanumanthu is recorded as Pattedar and possessor of the said land, total extent of land recorded in Sy. No. 1223/E is Ac 2-01 Gts., and the name of Ranga Muthaiah S/o. Chinanagaiah is recorded as Pattedar and possessor of the said land and total extent of land recorded in Sy. No. 1223/E^ is Ac 2-01 Gts., and the name of Ranga Khatam/Khatamaiah, S/o. Peddanagaiah is recorded as Pattedar and possessor of the said land and it is a patta land. But in the pahanies for the year 1980-81, 1985-86 it is observed that in Sy. No. 1223/A^ the total extent of land recorded is Ac 2-01 Gts., and the names of Ranga Chandraiah, Yadaiah and Pentaiah are recorded as pattedar and possessor of the said land.

Further, from the old ROR for the year 1979-80 of Wargal Village, it is observed that the total extent of land recorded in Sy. No. 1223/A is Ac 2-01 Gts., and the name of Ranga Venkaiah, S/o. Hanumanthu is recorded as Pattedar and possessor of the said land, total extent of land recorded in Sy. No. 1223/A^ is Ac 2-01 Gts., and the names of Ranga Chandraiah Yadaiah and Pentaiah are recorded as Pattedar and possessor of the said land, total extent of land recorded in Sy. No. 1223/E is Ac 2-01 Gts., and the name of Ranga Muthaiah S/o. Chinanagaiah is recorded as Pattedar and possessor of the said land and total extent of land recorded in Sy. No. 1223/E^ is Ac 2-01 Gts. and the



name of Ranga Khatam/Khatamaiah, S/o. Peddanagaiah is recorded as Pattedar and possessor of the said land and it is a patta land.

Further it is observed that Ranga Laxmi W/o. Kistaiah, Ranga Chandraiah, Ranga Durgaiah, Ranga Pochaiah, Ranga Sathhaiah all are S/o. Venkaiah, have jointly sold the land admeasuring Ac 2-01 Gts., in Sy. No. 1223/A situated at Wargal Village, & Mandal, Medak District, in favour of D. Dhanunjaya, S/o. Venkatesham through registered sale deed dated 29-01-1988 vide Doc. No. 783/88 registered on 03-03-1988 in O/o. SRO Gajwel. It appears that the said vendors might have inherited the said land from Ranga Venkaiah, who is the original pattedar of the above said land as appearing in the pahanies stated above.

Further it is observed that Ranga Durgaiah and Ranga Nagulu both are S/o. Muthaiah has sold land admeasuring Ac 2-01 Gts., in Sy. NO. 1223/E situated at Wargal Village & Mandal, Medak District in favour of D. Dhanunjaya, S/o. Venkatesham through registered sale deed dated 29-01-1988 vide Doc. No. 336/88 registered on 02-02-1988 in the O/o. SRO Gajwel. It appears that the said vendors might have inherited the said land from Ranga Muthaiah, who is the original pattedar of the above said land as appearing in the pahanies stated above.

Further it is observed that Ranga Katamaiah S/o. Nagaiah, as pattedars and possessor of land admeasuring Ac 2-01 Gts., in Sy. No. 1223/E^ situated in Wargal Village & Mandal has sold the same in favour of D. Dhanunjaya, S/o. Venkatesham through registered sale deed dated 29-01-1988 vide Doc. No. 335/88 registered on 02-02-1988 in the O/o. SRO Gajwel.



Further it appears that D.Dhanunjaya, S/o. Venkatesham having purchased the lands in Sy. No. 1223/A to an extent of Ac 2-01 Gts., in Sy No., 1223/E to an extent Ac 2-01 Gts., and in Sy. No. 1223/E^ to an extent Ac 2-01 Gts., of Wargal Village through above said sale deeds, got his name mutated in Revenue Records which is evident from the ROR 1989-90 and pahani for the year 1990-91 and 1995-96 of Wargal village as pattedar and possessor of said land and it is a patta land. Further in the pahani for the year 1990-91 in respect of Sy. No. 1223/A^ the names of Ranga Chadraiah, Yadaiah and Pentaiah are recorded as joint pattedars of land to an extent of Ac 2-01 Gts. Further in the pahani for the year 1995-96 it is observed that the Sy. No. 1223/A^ is sub-divided and in Sy. No. 1223/A^1 the total extent of land recorded is Ac 0-20 ¼ Gts., and the name of Ranga Chadraiah is recorded as pattedar and possessor of the said land, in Sy. No. 1223/A^2 the total extent of land recorded is Ac 0- 20 ¼ Gts., and the name of Ranga Yadaiah is recorded as pattedar and possessor of the said land and in Sy. No. 1223/A^3 the total extent of land recorded is Ac 1-00 ½ Gts., and the name of Ranga Ramulamma, D/o. Pentaiah is recorded as pattedar and possessor of the said land (by virtue of mutation proceedings No. B/1974/92 dated 26-08-1992 recorded by MRO in the ROR for the year 1989-90).

Further it is observed that Ranga Yadaiah, s/o. Chandraiah has sold the land admeasuring Ac 2-01 Gts., in Sy. No. 1223/A^ in favour of D.Dhanunjaya, S/o. Venkatesham through registered sale deed dated 05-09-1990 vide Doc. No. 2660/90 registered on 06-09-1990 in the O/o. SRO Gajwel. Further it is observed from the panahi for the year 1990-91 the said land is recorded as joint patta of Chandraiah, Yadaiah and Pentaiah and as per the pahani for the year 1995-96 Ranga Yadaiah is holding land admeasuring Ac 0-20 ¼ Gts., in Sy. No. 1223/A^2. But the said Ranga Yadaiah alone sold the total extent of land in Sy. No. 1223/A^ in favour of D. Dhanunjaya which is in excess of his



holding and by this date nearly 25 years have been elapsed as such, the sale deed may be considered. However, the name of said D.Dhanunjaya is not appeared as pattedar and possessor of the land to an extent of Ac 2-01 Gts., in Sy. No.1223/A^ in the Revenue Records.

Further it is observed the said D. Dhanunjaya S/o. Venkatesham having acquired the title and possession of land admeasuring Ac 2-01 gts., in Sy. No. 1223/A, Ac 2-01Gts., in Sy. No. 1223/A^, totally admeasuring Ac 4-02 Gts., in the manner referred supra, has sold the said land in favour of Nagarjuna Fertilizers & Chemicals Limited, Hyderabad, through registered Sale Deed dated 23-05-1994 vide Doc. No.1485/94 registered on 26-05-1994, in the O/o. SRO Gajwel. Similarly, the said D. Dhanunjaya S/o. Venkatesham having acquired the title and possession of land admeasuring Ac 2-01 gts., in Sy. No.1223/E, Ac 2-01Gts., in Sy. No. 1223/E^, totally admeasuring Ac 4-02 Gts., in the manner referred supra, has sold the said land in favour of Nagarjuna Fertilizers & Chemicals Limited, Hyderabad, through registered Sale Deed dated 16-05-1994 vide Doc. No. 1422/94 registered on 19-05-1994, 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 D. Dhanunjaya, S/o. Venkatesham is rounded off in respect of the land admeasuring Ac 2-01 Gts., in Sy. No. 1223/A, Ac 2-01 Gts., 1223/E and Ac 2-01 Gts., in Sy. No. 1223/E^ and the names of Ranga Chandraiah, Ranga yadaiah and Ranga Ramulamma are rounded off in respect of land admeasuring Ac 2-01 Gts., in Sy. No. 1223/A^ and the name of K.S Raju S/o. K.V.K. Raju of Nagarjuna Fertilizers and Chemicals Limited, Hyderabad is recorded as pattedar and possessor of the above said lands by virtue of Doc No. 1485/94 and 1422/94 respectively and the total extent of land recorded in said ROR is Ac 8-04 Gts., only.



Further from the pahani for the year 2001-02, 2004-05, 2010-11 and 2012-13, village pahani for the year 2015-16 and IB-ROR downloaded from the website, total extent of land recorded in Sy. No. 1223 of Wargal Village is Ac 11-12 Gts., and the name of K.S. Raju, S/o. K.V.K. Raju is recorded as pattedar and possessor of the said land. **But by virtue of above said two sale deeds and also as observed from the earlier Revenue Records, the total extent of land recorded in Sy. No.1223 (1223/A, 1223/A^, 1223/E and 1223/E^ @ Ac 2-01 Gts., each) is only Ac 8-04 Gts. As such the excess land recorded in Sy. No. 1223 in pahanies stated above i.e., 2001-02 to till date has to be ignored and it shall be confined to Ac 8-04 Gts., only.**

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 2-01 Gts., in Sy. No. 1223/A, Ac 0-20 $\frac{1}{4}$ Gts., in Sy. No. 1223/A^1, Ac 0-20 $\frac{1}{4}$ Gts., in Sy. No. 1223/A^2, Ac 1-00 $\frac{1}{2}$ Gts., in Sy. No. 1223/A^3, Ac 2-01 Gts., in Sy. No. 1223/E and Ac 2-01 Gts., in Sy. No. 1223/E^ totally admeasuring Ac 8-01 Gts. **As the Borrower has been issued Pattedar pass Book and Title Deed, it can be inferred that the mutation proceedings might have been concluded. Therefore, the Borrower shall submit the Mutation Proceedings to Bank.**

From the said pahanies 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. 433265 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1422/94 335/88 and 336/88, 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. 433318 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 2660/90 through which the vendor of the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 13-09-2015 vide App. No. 433330 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 783/88 through which the vendor of the mortgagor has acquired the above said property.

The Statement of Encumbrance on Property Dated: 11-06-2016 vide App. No. 827603, 827614, 827623, 827736, 827712, 827724 and 827739 downloaded by me from the website of the Registration Department discloses the transaction of Doc. No. 1422/94, 2660/90, 783/88, 336/88, 335/88, 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. 229/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 1422/94, 336/88 and 335/88, 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. 2339/2016 issued by SRO Gajwel for the period 01-01-1983 to 16-06-2016 discloses the transaction of Doc. No. 1422/94, 336/88 and 335/88, through which the mortgagor and it's vendor have acquired the above said property.



1983 to 16-06-2016 discloses the transaction of Doc. No. 1485/94, 2660/90, and 783/88, 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. 1422/94, 1485/94 submitted by the mortgagor. Hence I opine that the said document is true and correct.

The search receipt No.67, Dated: 06-05-2016, issued by SRO Gajwel, is filed herewith in proof of the same.

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

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

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



The Bank may obtain the ROC searches carried by a practicing Company Secretary.

(iv) Lispendency: The mortgagor has stated that no cases are pending in any court of law in respect of the above described property. But it is advised that, the bank shall obtain a declaration from the mortgagor that no cases of any nature are pending in any court of law/tribunal/authority. And further the bank shall cause a public notice to be published in any local news paper calling for objections if any from any person/s before creating mortgage.

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

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

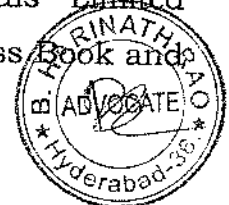


Even though the property of the Borrower has road accessibility as observed by me during site visit, but as per the schedule of the property as described in the respective sale deeds, the extents covered are land locked lands. As such in order to ascertain the approach to the all the extents of the lands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

14. Conclusion and Recommendations:

Thus, with the above said observations, on the basis of documents submitted by the mortgagor I am of the opinion that the mortgagor, is in possession and enjoyment of the above described property. Though some structures are existing in smaller extent of land against the total extent of the land held by the Borrower, no land conversion proceedings have been obtained by the Borrower from the competent authority. Further the larger extent of the land held by the Borrower is being utilized for agricultural purpose only. **Hence the nature of the land can be considered as Agricultural land only.** The Borrower is having clear and marketable title to the Schedule described property. However, the borrower is advised to submit to the Bank below listed documents apart from the documents listed in the Schedule -I at the time of creation of mortgage.

1. Mutation proceedings
2. The Borrower shall take necessary steps to modify name of the Pattedar as Nagarjuna Fertilizers and Chemicals Limited instead of K.S. Raju in Pahanies, ROR, Pattedar Pass Book and Title Deed issued by the Revenue Authorities.



3. Payment of tax dues till date and produce no dues certificate issued by concerned authorities.
4. Map drawn by the Mandal Surveyor clearly demarcating all the respective extents of lands acquired by the Borrower in all survey numbers and also to ascertain the total extent of land present on site.
5. To obtain certificate from the Revenue authorities certifying that the lands acquired by the Borrower are private patta lands only.
6. Issue public notice in respect of the proposed properties to be mortgaged before creation of security.

15. Certificate: Subject to the observations made in above said paras, I certify that Nagarjuna Fertilizers and Chemicals Limited, Hyderabad has a valid, clear and marketable title to the immovable property stated above.

Dated: 18-06-2016

Place: Hyderabad


(B. Harinath Rao)
B. HARINATH RAO
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 16-05-1994 executed by D. Dananjaya, S/o. Venkatesam in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1422/94 registered on 19-05-1994, in the O/o. SRO Gajwel.	Original
2.	Regd. Sale Deed dated 29-01-1988 executed by Ranga Katamaiah, S/o. Nagaiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 335/88 registered on 02-02-1988, in the O/o. SRO Gajwel.	DO
3.	Regd. Sale Deed dated 29-01-1988 executed by (i) Ranga Durgaiah S/o. Muthaiah, (ii) Ranga Nagulu, S/o. Muthaiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 336/88 registered on 02-02-1988, in the O/o. SRO Gajwel.	DO
4.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433265 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	DO
5.	Statement of Encumbrance on Property dated 11-06-2016 vide App. No. 827603, 827614 and 827623 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. 229/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	DO
7.	Regd. Sale Deed dated 23-05-1994 executed by D. Dananjaya, S/o. Venkatesam in favor of Nagarjuna Fertilizers and Chemicals Limited vide Doc. No. 1485/94 registered on 26-05-1994, in the O/o. SRO Gajwel.	DO
8.	Regd. Sale Deed dated 05-09-1990 executed by Ranga Yadaiah, S/o. Chandraiah in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 2660/90 registered in the O/o. SRO Gajwel.	DO
9.	Regd. Sale Deed dated 29-01-1988 executed by (i) Rangalaxmi, W/o. Kistaiah, (ii) Ranga Chandraiah, S/o. Venkaiah, (iii) Ranga Durgaiah, S/o. Venkaiah,	



	(iv) Ranagapochaiah, S/o. Venkaiah and (v) Ranaga Sathaiah, S/o. Venkaiah, in favor of D. Dananjaya, S/o. Venkatesam vide Doc. No. 783/88 registered in the O/o. SRO Gajwel.	
10.	Statement of Encumbrance on Property dated 13-09-2015 vide App. No. 433318, 433330 downloaded by me from the website of the registration department for the period from 01-01-1983 to 12-09-2015.	DO
11.	Statement of Encumbrance on Property dated 11-06-2016 vide App. No. 827736, 827712, 827724 and 827739 downloaded by me from the website of the registration department for the period from 01-01-1983 to 10-06-2016.	DO
12.	Statement of Encumbrance on Property dated 17-06-2016 vide G.S. No. 2339/2016 issued by SRO Gajwel, for the period from 01-01-1983 to 16-06-2016.	DO
13.	Village pahani dated 12-06-2016 for the year 2015-16 downloaded from the website.	DO
14.	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 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.	
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	Original



	Fertilizers and Chemicals Limited.	
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. 2-01 Gts in Sy. No. 1223/E and Ac. 2-01 Gts in Sy. No. 1223/E^ total admeasuring Ac 4-02 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	:	Neighbours property
South	:	Neighbours property
East	:	Neighbours property
West	:	Neighbours property

Item 2:

All that piece and parcel of the Agricultural land admeasuring Ac. admeasuring Ac. 2-01 Gts in Sy. No. 1223/A and Ac. 2-01 Gts in Sy. No. 1223/A^ total admeasuring Ac 4-02 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	:	Neighbours property
South	:	Neighbours property
East	:	Neighbours property
West	:	Neighbours property

