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A. KAPALEESWARAN, M.A., B.L.,

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DT: 23.05.2025

To

✓ M/s.SBICAP TRUSTEE COMPANY LIMITED,
Mistry Bhavan, 4th Floor,
123 Dinshaw Vachcha Road,
Churchgate, Mumbai-400 020.

Dear Sirs,

**Sub: Title Search Report - Description of Property - Immovable assets
of land of a total extent 326.57 Acres belonging to the 1000 MW
NNTPS Project of NLC India Limited, located at Neyveli, Tamil
Nadu - Position as on 31.03.2025.**

**Ref: Letter of Award bearing No.NLCIL Bonds/TSR/2025 dated 13.02.2025
issued by the Addl. Chief Manager (Fin.), F&AB, Treasury, Corporate
Office, NLC India Ltd., Neyveli.**

In connection with the security of captioned immovable properties offered to SBICAP Trustee Company Limited by NLC India Limited, Neyveli, Tamilnadu, for the purpose of securing the repayment, discharge and redemption of Bonds issued by the Company aggregating to Rs.2000 Crores in the year 2019 and 2020, please find attached my Title Search Report (position as on 31.03.2025) on the immovable of factory land measuring an extent of 326.57 Acres situate in the Villages of Kolliruppu, Vilangulam and Allandar Kollai all coming under Vridhachalam Taluk, Cuddalore District, Tamil Nadu.

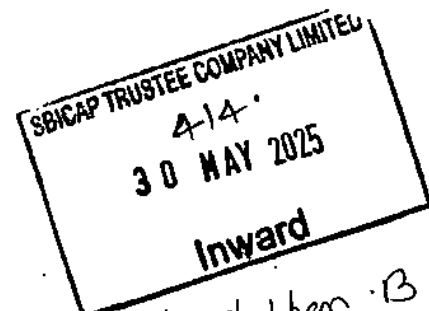
Please acknowledge receipt.

With regards,


A.KAPALEESWARAN, M.A.B.L.,
ADVOCATE

Encl: As above.

Copy to : NLC India Limited,
Corporate Treasury Section,
Corporate Office: Block-1,
Neyveli, Pincode - 607 801.



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TITLE SEARCH REPORT

REPORT ON POSITION AS ON 31.03.2025

Description of Property – Immovable assets of land of a total extent
326.57 Acres belonging to the 1000 MW NNTPS Project of NLC India
Limited, located at Neyveli, Tamil Nadu

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	SBICAP TRUSTEE COMPANY LIMITED, Mistry Bhavan, 4th Floor, 122 Dinshaw Vachcha Road, Churchgate, Mumbai-400 020. (Debenture Trustee)
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter No. NLCIL/Bonds/TSR/2025 dated 13.02.2025 issued by NLC India Limited.
	c) Name of the Borrower/Company.	NLC India Limited, Corporate Office: Neyveli, Tamil Nadu, Pincode – 607801. Regd. Office : No.135, EVR Periyar Road, Kilpauk, Chennai – 600 010.
2.	a) Name of the unit/concern/ company/ person offering the property/ (ies) as security.	NLC India Limited, Neyveli, Tamil Nadu.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Public Limited Company incorporated under the Companies Act, 1956. CIN No.L93090TN1956 GO1003507 PAN AAACN 1121C


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c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	1) The Indenture of Mortgage dated 29.09.2015 (Doc No.695/2016 dated 16.06.2016) registered with SRO, Kammapuram by NLC India Limited is in favour of Power Finance Corporation and the same has been executed by the company in the capacity of borrower of loan amount of Rs.3000 Crores for setting up 2x500 MW Lignite Based Neyveli New Thermal Power Station (NNTPS) at Neyveli, Tamilnadu. 2) When the above mortgage charge subsisted, NLC India Limited has created Simple Mortgage over the said properties in favour SBICAP Trustee Company Limited for an extent of Rs.450 Crores vide Mortgage Deed dated 31.03.2022 (Doc No.685/2022 – SRO, Kammapuram) in the capacity of Debenture Issuer, as collateral security for securing the repayment, discharge and redemption of NLCIL Bonds 2019 Series I and NLCIL Bonds 2020 Series I aggregating to Rs.2000 Crore issued by the company. 3) Subsequently, on 03.07.2023 vide Mortgage Deed No.991/2023 – SRO,
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		Kammapuram, NLC India Limited has created yet another Simple Mortgage in favour of SBICAP Trustee Company Limited for an extent of Rs.734 Crores again in the capacity of Debenture Issuer as collateral security.
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	All that piece and parcels of land of a total extent 326.57 Acres belonging to the 1000 MW NNTPS Project of NLC India Limited, located at Neyveli, Tamil Nadu together with buildings, structures, erections etc., constructed and to be constructed thereon, both present and future and the plant and machinery and other equipment installed or erected thereon. The properties mortgaged with SBICAP Trustees are situated in the villages of Kolliruppu, Vilangulam and Allandar Kollai all coming under Vridhachalam Taluk, Cuddalore District, Tamil Nadu. xd
	(a) Survey No.	
	Property on which 2 X 500 (1000) MW Lignite Based (Neyveli New Thermal Power Station) NNTPS located NLC Complex at Neyveli, Panruti Taluk, Cuddalore District 607 801, Tamil Nadu.	
	All that pieces and parcels of the land (Total 326.57 Acre) admeasuring 44 Acre 21 cents in Kolliruppu Village, 210 Acre and 62 cents in Vilankulam Village and 71 Acre,74 cents in Adhandarkollai Village all coming under Vridhachalam Taluk, Cuddalore District as per the details given below:	

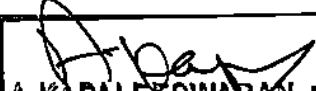
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Village	Count of Survey No's	Total in Acres
Kolliruppu	48	44.21
Vilankulam	152	210.62
Adhandarkollai	75	71.74
Total	275	326.57

List of distinct Survey Numbers of properties situate in Kolliruppu Village, Vriddhachalam Registration District and Kammapuram Sub-Registration District

Sl.No.	Survey No.	Extent in Acres and Cents	Document under which the Ownership of NLC India Limited is established.
1.	R.S.No.2/1	02 Acres 03 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
2.	R.S.No.2/2	60 Cents	
3.	R.S.No.2/3	62 Cents	
4.	R.S.No.2/4	65 Cents	
5.	R.S.No.3/1	66 Cents	
6.	R.S.No.3/2	62 Cents	
7.	R.S.No.3/3	96 Cents	
8.	R.S.No.3/4	13 Cents	
9.	R.S.No.3/5	28 Cents	
10.	R.S.No.3/6	32 Cents	
11.	R.S.No.3/7	30 Cents	
12.	R.S.No.4/1	73 Cents	
13.	R.S.No.4/2	78 Cents	
14.	R.S.No.4/3	01 Acre 31 Cents	
15.	R.S.No.4/4	51 Cents	
16.	R.S.No.4/5	54 Cents	
17.	R.S.No.5	85 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
18.	R.S.No.6/1	97 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO,
19.	R.S.No.6/2	76 Cents	
20.	R.S.No.6/3	80 Cents	
21.	R.S.No.6/4	87 Cents	


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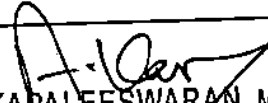


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22.	R.S.No.6/5	01 Acre 04 Cents	Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
23.	R.S.No.7/1	01 Acre 42 Cents	
24.	R.S.No.7/2	01 Acre 11 Cents	
25.	R.S.No.7/3	78 Cents	
26.	R.S.No.8/1	32 Cents	
27.	R.S.No.8/2	40 Cents	
28.	R.S.No.8/3	68 Cents	
29.	R.S.No.8/4	66 Cents	
30.	R.S.No.8/5	76 Cents	
31.	R.S.No.8/6	01 Acre 22 Cents	
32.	R.S.No.8/7	01 Acre 78 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
33.	R.S.No.8/8	02 Acre 27 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
34.	R.S.No.8/9	45 Cents	
35.	R.S.No.8/10	01 Acre 14 Cents	
36.	R.S.No.9	02 Acre 27 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
37.	R.S.No.10/1	01 Acre	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO,
38.	R.S.No.10/2	91 Cents	
39.	R.S.No.10/3	01 Acre 04 Cents	
40.	R.S.No.10/4	01 Acre 24 Cents	


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41.	R.S.No.11/1	02 Acres 21 Cents	Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
42.	R.S.No.11/2	01 Acre 20 Cents	
43.	R.S.No.11/3	01 Acre 42 Cents	
44.	R.S.No.11/4	01 Acre 04 Cents	
45.	R.S.No.12/1	59 Cents	
46.	R.S.No.12/2	52 Cents	
47.	R.S.No.12/3	68 Cents	
48.	R.S.No.12/4	61 Cents	
Total		44 Acres 21 Cents	

List of distinct Survey Numbers of properties situate in Vilankulam Village, Vriddhachalam Registration District and Kammapuram Sub-Registration District

Sl.No.	Survey No.	Extent in Acres and Cents	Doc. No.and Date
1.	R.S.No.407/1	83 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
2.	R.S.No.407/2	28 Cents	
3.	R.S.No.407/3	29 Cents	
4.	R.S.No.407/4	31 Cents	
5.	R.S.No.407/5	84 Cents	
6.	R.S.No.407/6	01 Acre 62 Cents	
7.	R.S.No.407/7	85 Cents	
8.	R.S.No.407/8	06 Acres 42 Cents	
9.	R.S.No.407/9	01 Acre 30 Cents	
10.	R.S.No.407/10	50 Cents	
11.	R.S.No.407/11	80 Cents	
12.	R.S.No.407/12	17 Cents	
13.	R.S.No.407/13	82 Cents	
14.	R.S.No.407/14	25 Cents	
15.	R.S.No.407/15	25 Cents	
16.	R.S.No.407/16	25 Cents	
17.	R.S.No.410/1	69 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
18.	R.S.No.410/2	19 Cents	
19.	R.S.No.410/3	18 Cents	
20.	R.S.No.410/4	01 Acre 12 Cents	
21.	R.S.No.410/5	65 Cents	
22.	R.S.No.410/6	68 Cents	
23.	R.S.No.410/7	34 Cents	
24.	R.S.No.410/8	01 Acre 05 Cents	
25.	R.S.No.410/9	01 Acre	
26.	R.S.No.411/1	01 Acre 99 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 -
27.	R.S.No.411/2	86 Cents	
28.	R.S.No.411/3	40 Cents	


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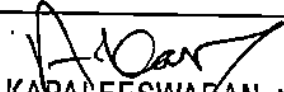


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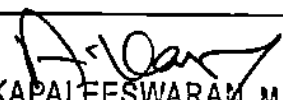
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29.	R.S.No.411/4	41 Cents	SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
30.	R.S.No.411/5	01 Acre 57 Cents	
31.	R.S.No.411/6	45 Cents	
32.	R.S.No.413/1	25 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
33.	R.S.No.413/2	63 Cents	
34.	R.S.No.413/3	45 Cents	
35.	R.S.No.413/4	50 Cents	
36.	R.S.No.413/5	60 Cents	
37.	R.S.No.413/6	70 Cents	
38.	R.S.No.413/7	85 Cents	
39.	R.S.No.413/8	91 Cents	
40.	R.S.No.413/9	74 Cents	
41.	R.S.No.413/10	57 Cents	
42.	R.S.No.414/1	02 Acres 12 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
43.	R.S.No.414/2	98 Cents	
44.	R.S.No.414/3	33 Cents	
45.	R.S.No.414/4	73 Cents	
46.	R.S.No.414/5	71 Cents	
47.	R.S.No.414/6	66 Cents	
48.	R.S.No.414/7	31 Cents	
49.	R.S.No.414/8	34 Cents	
50.	R.S.No.414/9	39 Cents	
51.	R.S.No.414/10	42 Cents	
52.	R.S.No.414/11	59 Cents	
53.	R.S.No.414/12	51 Cents	
54.	R.S.No.414/13	49 Cents	
55.	R.S.No.415/1	36 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
56.	R.S.No.415/2	01 Acre 72 Cents	
57.	R.S.No.415/3	02 Acre 52 Cents	
58.	R.S.No.415/4	48 Cents	
59.	R.S.No.415/5	26 Cents	
60.	R.S.No.415/6	28 Cents	
61.	R.S.No.415/7	71 Cents	
62.	R.S.No.415/8	54 Cents	
63.	R.S.No.415/9	83 Cents	
64.	R.S.No.415/10	55 Cents	
65.	R.S.No.415/11	27 Cents	
66.	R.S.No.416/1	14 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram)
67.	R.S.No.416/2	15 Cents	
68.	R.S.No.416/3	14 Cents	
69.	R.S.No.416/4	39 Cents	


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70.	R.S.No.416/5	46 Cents	executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
71.	R.S.No.416/6	16 Cents	
72.	R.S.No.416/7	93 Cents	
73.	R.S.No.416/8	40 Cents	
74.	R.S.No.416/9	01 Acre 95 Cents	
75.	R.S.No.416/10	04 Acre 02 Cents	
76.	R.S.No.416/11	43 Cents	
77.	R.S.No.416/12	01 Acre 36 Cents	
78.	R.S.No.416/13	16 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
79.	R.S.No.417	01 Acre 91 Cents	
80.	R.S.No.418/1	28 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
81.	R.S.No.418/2	63 Cents	
82.	R.S.No.418/3	45 Cents	
83.	R.S.No.418/4	50 Cents	
84.	R.S.No.418/5	60 Cents	
85.	R.S.No.418/6	79 Cents	
86.	R.S.No.418/7	85 Cents	
87.	R.S.No.418/8	91 Cents	
88.	R.S.No.418/9	74 Cents	
89.	R.S.No.418/10	57 Cents	
90.	R.S.No.418/11	52 Cents	
91.	R.S.No.418/12	25 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
92.	R.S.No.419/1	75 Cents	
93.	R.S.No.419/2	82 Cents	
94.	R.S.No.419/3	01 Acre 80 Cents	
95.	R.S.No.419/4	01 Acre 59 Cents	
96.	R.S.No.419/5	01 Acre 21 Cents	
97.	R.S.No.419/6	01 Acre 22 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by
98.	R.S.No.420/1	02 Acre 13 Cents	
99.	R.S.No.420/2	83 Cents	
100.	R.S.No.420/3	01 Acre 56 Cents	
101.	R.S.No.420/4	01 Acre 63 Cents	
102.	R.S.No.421/1	08 Cents	


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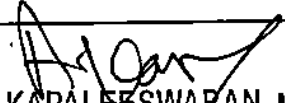
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			District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
103.	R.S.No.421/2	17 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
104.	R.S.No.422/1	03 Acres 54 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
105.	R.S.No.422/2	02 Acres 91 Cents	
106.	R.S.No.422/3	03 Acres 40 Cents	
107.	R.S.No.422/4	02 Acres 24 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
108.	R.S.No.423/1	67 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
109.	R.S.No.423/2	03 Acres 59 Cents	
110.	R.S.No.423/5	60 Cents	


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111.	R.S.No.423/2B1	01 Acre 63 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
112.	R.S.No.423/2B3	60 Cents	
113.	R.S.No.423/3	43 Cents	
114.	R.S.No.423/4	03 Acre 98 Cents	
115.	R.S.No.424	02 Acres 45 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
116.	R.S.No.425	08 Acres 76 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
117.	R.S.No.426	05 Acres 03 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
118.	R.S.No.427	11 Acre 16 Cents	
119.	R.S.No.428/1	95 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram) executed by


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			District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
120.	R.S.No.428/2A	01 Acre 56 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
121.	R.S.No.428/2B	05 Acres 04 Cents	
122.	R.S.No.428/3	04 Acres 40 Cents	
123.	R.S.No.429/1	01 Acre 03 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
124.	R.S.No.429/2A	02 Acres 61 Cents	
125.	R.S.No.429/2B	02 Acres 58 Cents	
126.	R.S.No.429/3	01 Acre 35 Cents	
127.	R.S.No.429/4	39 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
128.	R.S.No.429/5	02 Acres 03 Cents	
129.	R.S.No.430/1	23 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
130.	R.S.No.430/2	49 Cents	
131.	R.S.No.430/3	77 Cents	


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132.	R.S.No.430/4	01 Acre 65 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
133.	R.S.No.430/5	57 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
134.	R.S.No.430/6	01 Acres 25 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
135.	R.S.No.430/7	68 Cents	
136.	R.S.No.431	14 Acres 72 Cents	
137.	R.S.No.432/1	75 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
138.	R.S.No.432/3	01 Acre 38 Cents	
139.	R.S.No.432/4	98 Cents	
140.	R.S.No.432/5	81 Cents	
141.	R.S.No.432/6	82 Cents	
142.	R.S.No.432/7	89 Cents	
143.	R.S.No.432/8	93 Cents	
144.	R.S.No.432/2	91 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
145.	R.S.No.433/1	67 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 -
146.	R.S.No.433/2	03 Acres 59 Cents	
147.	R.S.No.433/3	01 Acre 11 Cents	


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148.	R.S.No.433/4	10 Cents	SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.
149.	R.S.No.434/1	02 Acres 37 Cents	
150.	R.S.No.434/2	02 Acres 35 Cents	
151.	R.S.No.434/3	02 Acres 71 Cents	
152.	R.S.No.434/4	04 Acres 88 Cents	
Total		210 Acres 62 Cents	

List of distinct Survey Numbers of properties situate in Adhandarkollai Village, Vriddhachalam Registration District and Kammapuram Sub-Registration District

Acquired by NLC India Limited under a Sale Deed dated 17.10.1978 (Doc No.1491/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.

Sl.No.	Survey No.	Extent in Acres and Cents
1.	R.S.No.46/1	03 Acres 07 Cents
2.	R.S.No.46/2	01 Acres 63 Cents
3.	R.S.No.46/3	32 Cents
4.	R.S.No.46/4	33 Cents
5.	R.S.No.46/5	33 Cents
6.	R.S.No.46/6	73 Cents
7.	R.S.No.46/7	39 Cents
8.	R.S.No.46/8	35 Cents
9.	R.S.No.46/9	93 Cents
10.	R.S.No.47/1	01 Acre 15 Cents
11.	R.S.No.47/2	01 Acre 48 Cents
12.	R.S.No.47/3	01 Acre 51 Cents
13.	R.S.No.47/4	55 Cents
14.	R.S.No.47/5	02 Acres 08 Cents
15.	R.S.No.47/6	05 Cents
16.	R.S.No.48/1	02 Acres 45 Cents
17.	R.S.No.48/2	49 Cents
18.	R.S.No.48/3	01 Acre 04 Cents
19.	R.S.No.48/4	01 Acre 66 Cents
20.	R.S.No.48/5	19 Cents
21.	R.S.No.48/6	37 Cents
22.	R.S.No.48/7	04 Cents
23.	R.S.No.48/8	04 Cents

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24.	R.S.No.48/9	23 Cents
25.	R.S.No.48/10	41 Cents
26.	R.S.No.48/11	19 Cents
27.	R.S.No.48/12	22 Cents
28.	R.S.No.48/13	42 Cents
29.	R.S.No.48/14	19 Cents
30.	R.S.No.48/15	22 Cents
31.	R.S.No.48/16	49 Cents
32.	R.S.No.48/17	01 Acre 03 Cents
33.	R.S.No.49/1	44 Cents
34.	R.S.No.49/2	45 Cents
35.	R.S.No.49/3	95 Cents
36.	R.S.No.49/4	03 Acres 84 Cents
37.	R.S.No.50/1	78 Cents
38.	R.S.No.50/2	49 Cents
39.	R.S.No.50/3	01 Acre 04 Cents
40.	R.S.No.50/4	03 Acres 07 Cents
41.	R.S.No.50/5	78 Cents
42.	R.S.No.51/1	03 Cents
43.	R.S.No.51/2	33 Cents
44.	R.S.No.51/3	29 Cents
45.	R.S.No.51/4	94 Cents
46.	R.S.No.51/5	59 Cents
47.	R.S.No.51/6	31 Cents
48.	R.S.No.51/7	28 Cents
49.	R.S.No.60/1	01 Acre 39 Cents
50.	R.S.No.60/2	75 Cents
51.	R.S.No.60/3	72 Cents
52.	R.S.No.60/4	64 Cents
53.	R.S.No.60/5	34 Cents
54.	R.S.No.60/6	31 Cents
55.	R.S.No.60/7	34 Cents
56.	R.S.No.60/8	31 Cents
57.	R.S.No.60/9	01 Acre 04 Cents
58.	R.S.No.60/10	34 Cents
59.	R.S.No.60/11	42 Cents
60.	R.S.No.61/1	92 Cents
61.	R.S.No.61/2	87 Cents
62.	R.S.No.61/3	74 Cents
63.	R.S.No.61/4	01 Acre 06 Cents


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		64.	R.S.No.61/5	01 Acre 69 Cents	
		65.	R.S.No.61/6	86 Cents	
		66.	R.S.No.61/7	08 Cents	
		67.	R.S.No.62/1	08 Acres 44 Cents	
		68.	R.S.No.62/2	44 Cents	
		69.	R.S.No.62/3	43 Cents	
		70.	R.S.No.62/4	46 Cents	
		71.	R.S.No.62/5	47 Cents	
		72.	R.S.No.65/1	08 Cents	
		73.	R.S.No.65/2	01 Cents	
		74.	R.S.No.65/83	03 Acre 07 Cents	
		75.	R.S.No.65/4	66 Cents	
			Total	71 Acres 74 Cents	
	a)	Door/House no. (in case of house property)			Not Applicable
	b)	Extent/ area including plinth/ built up area in case of house property			Not applicable.
	c)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.			Industrial Lands in Kolliruppu, Vilankulam, Adhandarkollai. All these villages are situated in Vridhachalam Taluk, Cuddalore District in the State of Tamil Nadu.
4.	a)	Particulars of the documents scrutinized-serially and chronologically.			
	b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			
	Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
Sl. No.	Date	Name/ Nature of the Document		Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	17.10.1978	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 – SRO, Kammapuram) executed by		Original	Yes. Original scrutinized.

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		District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.		
2.	17.10.1978	Assignment Deed dated 17.10.1978 (Doc No.1491/1978 - SRO, Kammapuram) executed by District Revenue Officer in favour of Neyveli Lignite Corporation Ltd.	Original	Yes. Original scrutinized.
3.	02.02.1966	Indenture of Sale by Government Deed dated 02.02.1966 (Doc No. 701/1966 - SRO, Kammapuram) executed by District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd.	Original	Yes. Original scrutinized.
4.	04.01.1978	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd.	Original	Yes. Original scrutinized.
5.	13.09.1965	Indenture of Sale by Government Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd.	Original	Yes. Original scrutinized.
6.	29.09.2015	Indenture of Mortgage Deed dated 29.09.2015 (Doc No.695/2016 - SRO, Kammapuram) executed by NLC Limited, Neyveli in favour of Power Finance Corporation.	Photocopy.	No. Original retained with Power Finance Corporation. The Mortgage charge still exists.

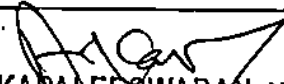


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7.	04.03.2019	Simple Mortgage Deed dated 04.03.2019 (Doc No.258/2019 - SRO, Kammapuram) executed by NLC Limited, Neyveli in favour of HDFC Limited - for mortgage of lands in Kolliruppu Village.	Original.	Yes Original scrutinized.
8.	04.03.2019	Simple Mortgage Deed dated 04.03.2019 (Doc No.259/2019 - SRO, Kammapuram) executed by NLC Limited, Neyveli in favour of HDFC Limited - for mortgage of lands in AdhandarKoil Village.	Original.	Yes Original scrutinized.
9.	14.07.2020	Simple Mortgage Deed dated 14.07.2020 (Doc No.775/2020 - SRO, Kammapuram) executed by NLC Limited, Neyveli in favour of HDFC Limited	Original.	Yes Original scrutinized.
10.	13.10.2021 21.10.2021	Mortgage Discharge Receipt dated 13.10.2021 (registered as Doc No. 1355/2021 dated 21.10.2021 with SRO, Kammapuram) executed by HDFC Limited in favour of NLC India Limited.	Original.	Yes, original scrutinized.
11.	21.10.2021	Mortgage Discharge Receipt dated 21.10.2021 (Doc No. 1356/2021 - SRO, Kammapuram) executed by HDFC Limited in favour of NLC India Limited.	Original.	Yes, original scrutinized.
12.	25.03.2022	No Objection Certificate issued by M/s.Power Finance Corporation Limited, vide Lr.No.03/22/TN/NLC/7870 1001/Vol.I/076/42 dated 25.03.2022.	Original	Yes. Original scrutinized.


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13.	12.02.2021	Memorandum of Satisfaction of Charge registered with Registrar of Companies in respect of discharge made by HDFC Ltd.	Original	Yes. Original scrutinized
14.	30.03.2022	ROC Search Report issued by A.K.Jain & Associates, Company Secretaries.	Original	Yes. Original scrutinized
15.		Board Resolution of the Company for creation of mortgage in favour of SBI CAP Trustee Company Ltd.	Original	Yes. Original scrutinized.
16.	31.03.2022	Simple Mortgage Deed dated 31.03.2022 (Doc No.685/2022 – SRO, Kammapuram) executed by NLC India Limited in favour of SBICAP Trustee Company Limited.	Original	Yes. Original scrutinized.
17.	23.03.2023	No Objection Certificate issued by M/s.Power Finance Corporation Limited, vide Lr.No.03/22/TN/NLC/7870 1001/Vol.I/081261 dated 23.03.2023.	Original	Yes. Original scrutinized.
18.	03.07.2023	Deed Of Simple Mortgage dated 03.07.2023 (Doc No.991/2023 – SRO, Kammapuram) executed by NLC India Limited in favour of SBICAP Trustee Company Limited.	Original	Yes. Original Scrutinized.
19.		Encumbrance Certificate for lands in Allandarkollai Village for the period from 01.01.1975 to 29.03.2022.	Photocopy.	Verified the EC downloaded from tnreginet website of Registration Department of Government Tamil Nadu.



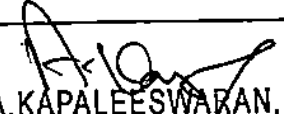
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20.		Encumbrance Certificate for lands in Kolliruppu Village for the period from 01.01.1975 to 29.03.2022.	Photocopy.	Verified the EC down-loaded from tnreginet website of Registration Department of Govern-ment Tamil Nadu.
21.		Encumbrance Certificate for lands in Vilangulam Village for the period from 01.01.1975 to 29.03.2022.	Photocopy.	Verified the EC down-loaded from tnreginet website of Registration Department of Govern-ment Tamil Nadu.
22.		Encumbrance Certificate for the period from 01.03.2022 to 21.03.2025.	Photocopy.	Verified the EC down-loaded from tnreginet website of Registration Department of Govern-ment Tamil Nadu.
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)		Yes. Obtained and enclosed to this report.	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been		Yes verified and certified by the jurisdictional Sub-Registrar.	

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	verified page by page with the original documents submitted?	
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Not applicable.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. Encumbrance Certificate can be verified and downloaded directly from the Registration Website of the Government of Tamil Nadu. Revenue records for the title to the land viz., Pattas can be verified and downloaded from etaluk web portal of the Government of Tamil Nadu. However, in the instant case, Patta in the name of the company is not available on record. The portal still shows the lands as government lands. Hence, the company is advised to get the patta for the lands in their name and complete exercise on a time bound basis.



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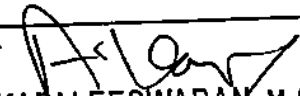
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	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Yes. Commented at the appropriate places in the para relating to tracing of title.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not applicable.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Office of Kammapuram falling within the Registration District of Vridhachalam. (Cuddalore District, State of Tamil Nadu)
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Not possible. All the Mortgage Deeds and Memoranda of Deposit of Title Deeds have been registered with SRO, Kammapuram only.
	c) Whether search has been made at all the offices named at (b) above?	Not applicable.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No case of multiple registrations of documents was noticed during the scrutiny.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a	


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	further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)																																																				
	It is seen from the documents produced that M/s. NLC India Limited (formerly Neyveli Lignite Corporation Ltd) has acquired the following lands from the Government of Tamil Nadu under various Assignment/ Sale Deeds as mentioned below. All that pieces and parcels of the land (Total 326.57 Acre) admeasuring 44 Acre 21 cents in Kolliruppu Village, Vriddhachalam Taluk, Cuddalore District, 210 Acre and 62 cents, in Vilankulam Village, Vriddhachalam Taluk, Cuddalore District and 71 Acre, 74 cents in Adhandarkollai Village Vriddhachalam Taluk, Cuddalore District as per the details given below: <u>VILLAGE NAME : KOLLIRUPPU</u> The lands under the following Survey Numbers have been acquired by NLC India Limited (formerly known as Neyvelie Lignite Corporation Ltd) by the following registered documents. (i) Sale Deed dated 23.04.1962 (Doc No.701/1966 – SRO, Kammapuram) executed by the District Revenue Officer, South Arcot District in favour of Neyveli Lignite Corporation Limited. (ii) Assignment Deed dated 17.10.1978 (Doc No.1489/1978 – SRO, Kammapuram) executed by the District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd. <table> <tr> <th><u>Sl.No.</u></th><th><u>Survey No.</u></th><th><u>Extent in Acres and Cents</u></th></tr> <tr><td>1</td><td>RS 2/1</td><td>Acre 2.03 Cents</td></tr> <tr><td>2</td><td>RS 2/2</td><td>Acre 0.60 Cents</td></tr> <tr><td>3</td><td>RS 2/3</td><td>Acre 0.62 Cents</td></tr> <tr><td>4</td><td>RS 2/4</td><td>Acre 0.65 Cents</td></tr> <tr><td>5</td><td>RS 3/1</td><td>Acre 0.66 Cents</td></tr> <tr><td>6</td><td>RS 3/2</td><td>Acre 0.62 Cents</td></tr> <tr><td>7</td><td>RS 3/3</td><td>Acre 0.96 Cents</td></tr> <tr><td>8</td><td>RS 3/4</td><td>Acre 0.13 Cents</td></tr> <tr><td>9</td><td>RS 3/5</td><td>Acre 0.28 Cents</td></tr> <tr><td>10</td><td>RS 3/6</td><td>Acre 0.32 Cents</td></tr> <tr><td>11</td><td>RS 3/7</td><td>Acre 0.30 Cents</td></tr> <tr><td>12</td><td>RS 4/1</td><td>Acre 0.73 Cents</td></tr> <tr><td>13</td><td>RS 4/2</td><td>Acre 0.78 Cents</td></tr> <tr><td>14</td><td>RS 4/3</td><td>Acre 1.31 Cents</td></tr> <tr><td>15</td><td>RS 4/4</td><td>Acre 0.51 Cents</td></tr> <tr><td>16</td><td>RS 4/5</td><td>Acre 0.54 Cents</td></tr> </table>		<u>Sl.No.</u>	<u>Survey No.</u>	<u>Extent in Acres and Cents</u>	1	RS 2/1	Acre 2.03 Cents	2	RS 2/2	Acre 0.60 Cents	3	RS 2/3	Acre 0.62 Cents	4	RS 2/4	Acre 0.65 Cents	5	RS 3/1	Acre 0.66 Cents	6	RS 3/2	Acre 0.62 Cents	7	RS 3/3	Acre 0.96 Cents	8	RS 3/4	Acre 0.13 Cents	9	RS 3/5	Acre 0.28 Cents	10	RS 3/6	Acre 0.32 Cents	11	RS 3/7	Acre 0.30 Cents	12	RS 4/1	Acre 0.73 Cents	13	RS 4/2	Acre 0.78 Cents	14	RS 4/3	Acre 1.31 Cents	15	RS 4/4	Acre 0.51 Cents	16	RS 4/5	Acre 0.54 Cents
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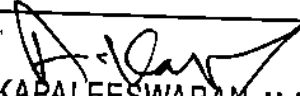
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17	RS 5	Acre 0.85 Cents
18	RS 6/1	Acre 0.97 Cents
19	RS 6/2	Acre 0.76 Cents
20	RS 6/3	Acre 0.80 Cents
21	RS 6/4	Acre 0.87 Cents
22	RS 6/5	Acre 1.04 Cents
23	RS 7/1	Acre 1.42 Cents
24	RS 7/2	Acre 1.11 Cents
25	RS 7/3	Acre 0.78 Cents
26	RS 8/1	Acre 0.32 Cents
27	RS 8/2	Acre 0.40 Cents
28	RS 8/3	Acre 0.68 Cents
29	RS 8/4	Acre 0.66 Cents
30	RS 8/5	Acre 0.76 Cents
31	RS 8/6	Acre 1.22 Cents
32	RS 8/7	Acre 1.78 Cents
33	RS 8/8	Acre 2.27 Cents
34	RS 8/9	Acre 0.45 Cents
35	RS 8/10	Acre 1.14 Cents
36	RS 9	Acre 2.27 Cents
37	RS 10/1	Acre 1.00 Cents
38	RS 10/2	Acre 0.91 Cents
39	RS 10/3	Acre 1.04 Cents
40	RS 10/4	Acre 1.24 Cents
41	RS 11/1	Acre 2.21 Cents
42	RS 11/2	Acre 1.20 Cents
43	RS 11/3	Acre 1.42 Cents
44	RS 11/4	Acre 1.20 Cents
45	RS 12/1	Acre 0.59 Cents
46	RS 12/2	Acre 0.52 Cents
47	RS 12/3	Acre 0.68 Cents
48	RS 12/4	Acre 0.61 Cents
Total		44.21 Cents

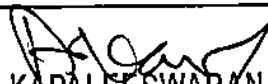
VILLAGE NAME : VILANKULAM

The lands under the following Survey Numbers have been acquired by NLC India Limited (formerly known as Neyveli Lignite Corporation Ltd) by the following registered documents.

- (i) Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram) executed by the District Revenue Officer, South Arcot District in favour of Neyveli Lignite Corporation Limited.
- (ii) Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram) executed by the District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd.


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Sl.No.	Survey No.	Extent in Acres and Cents
1	RS 407/1	Acre 0.83 Cents
2	RS 407/2	Acre 0.28 Cents
3	RS 407/3	Acre 0.29 Cents
4	RS 407/4	Acre 0.31 Cents
5	RS 407/5	Acre 0.84 Cents
6	RS 407/6	Acre 1.62 Cents
7	RS 407/7	Acre 0.85 Cents
8	RS 407/8	Acre 6.42 Cents
9	RS 407/9	Acre 1.30 Cents
10	RS 407/10	Acre 0.50 Cents
11	RS 407/11	Acre 0.80 Cents
12	RS 407/12	Acre 0.17 Cents
13	RS 407/13	Acre 0.82 Cents
14	RS 407/14	Acre 0.25 Cents
15	RS 407/15	Acre 0.25 Cents
16	RS 407/16	Acre 0.25 Cents
17	RS 410/1	Acre 0.69 Cents
18	RS 410/2	Acre 0.19 Cents
19	RS 410/3	Acre 0.18 Cents
20	RS 410/4	Acre 1.12 Cents
21	RS 410/5	Acre 0.65 Cents
22	RS 410/6	Acre 0.68 Cents
23	RS 410/7	Acre 0.34 Cents
24	RS 410/8	Acre 1.05 Cents
25	RS 410/9	Acre 1.00 Cent
26	RS 411/1	Acre 1.99 Cents
27	RS 411/2	Acre 0.86 Cents
28	RS 411/3	Acre 0.40 Cents
29	RS 411/4	Acre 0.41 Cents
30	RS 411/5	Acre 1.57 Cents
31	RS 411/6	Acre 0.45 Cents
32	RS 413/1	Acre 0.28 Cents
33	RS 413/2	Acre 0.63 Cents
34	RS 413/3	Acre 0.45 Cents
35	RS 413/4	Acre 0.50 Cents
36	RS 413/5	Acre 0.60 Cents
37	RS 413/6	Acre 0.79 Cents
38	RS 413/7	Acre 0.85 Cents
39	RS 413/8	Acre 0.91 Cents
40	RS 413/9	Acre 0.74 Cents
41	RS 413/10	Acre 0.57 Cents
42	RS 414/1	Acre 2.12 Cents
43	RS 414/2	Acre 0.98 Cents
44	RS 414/3	Acre 0.33 Cents
45	RS 414/4	Acre 0.73 Cents
46	RS 414/5	Acre 0.71 Cents
47	RS 414/6	Acre 0.66 Cents


A.KAPALEESWARAN, M.A.B.L.,
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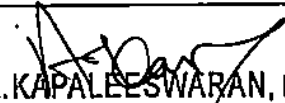
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48	RS 414/7	Acre 0.31 Cents
49	RS 414/8	Acre 0.34 Cents
50	RS 414/9	Acre 0.39 Cents
51	RS 414/10	Acre 0.42 Cents
52	RS 414/11	Acre 0.59 Cents
53	RS 414/12	Acre 0.51 Cents
54	RS 414/13	Acre 0.49 Cents
55	RS 415/1	Acre 0.36 Cents
56	RS 415/2	Acre 1.72 Cents
57	RS 415/3	Acre 2.52 Cents
58	RS 415/4	Acre 0.48 Cents
59	RS 415/5	Acre 0.26 Cents
60	RS 415/6	Acre 0.28 Cents
61	RS 415/7	Acre 0.71 Cents
62	RS 415/8	Acre 0.54 Cents
63	RS 415/9	Acre 0.83 Cents
64	RS 415/10	Acre 0.55 Cents
65	RS 415/11	Acre 0.27 Cents
66	RS 416/1	Acre 0.14 Cents
67	RS 416/2	Acre 0.15 Cents
68	RS 416/3	Acre 0.14 Cents
69	RS 416/4	Acre 0.39 Cents
70	RS 416/5	Acre 0.46 Cents
71	RS 416/6	Acre 0.16 Cents
72	RS 416/7	Acre 0.93 Cents
73	RS 416/8	Acre 0.40 Cents
74	RS 416/9	Acre 1.95 Cents
75	RS 416/10	Acre 4.02 Cents
76	RS 416/11	Acre 0.43 Cents
77	RS 416/12	Acre 1.36 Cents
78	RS 416/13	Acre 0.16 Cents
79	RS 417	Acre 1.91 Cents
80	RS 418/1	Acre 0.28 Cents
81	RS 418/2	Acre 0.63 Cents
82	RS 418/3	Acre 0.45 Cents
83	RS 418/4	Acre 0.50 Cents
84	RS 418/5	Acre 0.60 Cents
85	RS 418/6	Acre 0.79 Cents
86	RS 418/7	Acre 0.85 Cents
87	RS 418/8	Acre 0.91 Cents
88	RS 418/9	Acre 0.74 Cents
89	RS 418/10	Acre 0.57 Cents
90	RS 418/11	Acre 0.52 Cents
91	RS 418/12	Acre 0.25 Cents
92	RS 419/1	Acre 0.75 Cents
93	RS 419/2	Acre 0.82 Cents
94	RS 419/3	Acre 1.80 Cents
95	RS 419/4	Acre 1.59 Cents

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96	RS 419/5	Acre 1.21 Cents
97	RS 419/6	Acre 1.22 Cents
98	RS 420/1	Acre 2.13 Cents
99	RS 420/2	Acre 0.83 Cents
100	RS 420/3	Acre 1.56 Cents
101	RS 420/4	Acre 1.63 Cents
102	RS 421/1	Acre 8.00 Cents
103	RS 421/2	Acre 0.17 Cents
104	RS 422/1	Acre 3.54 Cents
105	RS 422/2	Acre 2.91 Cents
106	RS 422/3	Acre 3.40 Cents
107	RS 422/4	Acre 2.24 Cents
108	RS 423/1	Acre 0.67 Cents
109	RS 423/2	Acre 3.59 Cents
110	RS 423/5	Acre 0.60 Cents
111	RS 423/2B1	Acre 1.63 Cents
112	RS 423/2B3	Acre 0.60 Cents
113	RS 423/3	Acre 0.43 Cents
114	RS 423/4	Acre 3.98 Cents
115	RS 424	Acre 2.45 Cents
116	RS 425	Acre 8.76 Cents
117	RS 426	Acre 5.03 Cents
118	RS 427	Acre 11.16 Cents
119	RS 428/1	Acre 0.95 Cents
120	RS 428/2A	Acre 1.56 Cents
121	RS 428/2B	Acre 5.04 Cents
122	RS 428/3	Acre 4.40 Cents
123	RS 429/1	Acre 1.03 Cents
124	RS 429/2A	Acre 2.61 Cents
125	RS 429/2B	Acre 2.58 Cents
126	RS 429/3	Acre 1.35 Cents
127	RS 429/4	Acre 0.39 Cents
128	RS 429/5	Acre 2.03 Cents
129	RS 430/1	Acre 0.23 Cents
130	RS 430/2	Acre 0.49 Cents
131	RS 430/3	Acre 0.77 Cents
132	RS 430/4	Acre 1.65 Cents
133	RS 430/5	Acre 0.57 Cents
134	RS 430/6	Acre 1.25 Cents
135	RS 430/7	Acre 0.68 Cents
136	RS 431	Acre 14.72 Cents
137	RS 432/1	Acre 0.75 Cents
138	RS 432/3	Acre 1.38 Cents
139	RS 432/4	Acre 0.98 Cents
140	RS 432/5	Acre 0.81 Cents
141	RS 432/6	Acre 0.82 Cents
142	RS 432/7	Acre 0.89 Cents
143	RS 432/8	Acre 0.93 Cents

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144	R S 432/2	Acre 0.91 Cents
145	R S 433/1	Acre 0.67 Cents
146	R S 433/2	Acre 3.59 Cents
147	R S 433/3	Acre 1.11 Cents
148	R S 433/4	Acre 0.10 Cents
149	R S 434/1	Acre 2.37 Cents
150	R S 434/2	Acre 2.25 Cents
151	R S 434/3	Acre 2.71 Cents
152	R S 434/4	Acre 4.88 Cents
Total		210.62 Cents

VILLAGE NAME : ALANDAR KOLLAI

The lands under the following Survey Numbers have been acquired by NLC India Limited (formerly known as Neyvelie Lignite Corporation Ltd) by the following registered documents.

- (i) Assignment Deed dated 17.10.1978 (Doc No.1491/1978 - SRO, Kammapuram) executed by the District Revenue Officer, Cuddalore in favour of Neyveli Lignite Corporation Ltd.

Sl.No. Survey No. Extent in Acres and Cents

1	R S 46/1	Acre 3.07 Cents
2	R S 46/2	Acre 1.63 Cents
3	R S 46/3	Acre 0.32 Cents
4	R S 46/4	Acre 0.33 Cents
5	R S 46/5	Acre 0.33 Cents
6	R S 46/6	Acre 0.73 Cents
7	R S 46/7	Acre 0.39 Cents
8	R S 46/8	Acre 0.35 Cents
9	R S 46/9	Acre 0.93 Cents
10	R S 47/1	Acre 1.15 Cents
11	R S 47/2	Acre 1.48 Cents
12	R S 47/3	Acre 1.51 Cents
13	R S 47/4	Acre 0.55 Cents
14	R S 47/5	Acre 2.80 Cents
15	R S 47/6	Acre 0.05 Cents
16	R S 48/1	Acre 2.45 Cents
17	R S 48/2	Acre 0.49 Cents
18	R S 48/3	Acre 1.04 Cents
19	R S 48/4	Acre 1.66 Cents
20	R S 48/5	Acre 0.19 Cents
21	R S 48/6	Acre 0.37 Cents
22	R S 48/7	Acre 0.40 Cents
23	R S 48/8	Acre 0.40 Cents
24	R S 48/9	Acre 0.23 Cents
25	R S 48/10	Acre 0.41 Cents
26	R S 48/11	Acre 0.19 Cents
27	R S 48/12	Acre 0.22 Cents
28	R S 48/13	Acre 0.42 Cents

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29	RS 48/14	Acre 0.19 Cents
30	RS 48/15	Acre 0.22 Cents
31	RS 48/16	Acre 0.49 Cents
32	RS 48/17	Acre 1.03 Cents
33	RS 49/1	Acre 0.44 Cents
34	RS 49/2	Acre 0.45 Cents
35	RS 49/3	Acre 0.95 Cents
36	RS 49/4	Acre 3.84 Cents
37	RS 50/1	Acre 0.78 Cents
38	RS 50/2	Acre 0.49 Cents
39	RS 50/3	Acre 1.04 Cents
40	RS 50/4	Acre 3.07 Cents
41	RS 50/5	Acre 0.78 Cents
42	RS 51/1	Acre 0.30 Cents
43	RS 51/2	Acre 0.33 Cents
44	RS 51/3	Acre 0.29 Cents
45	RS 51/4	Acre 0.94 Cents
46	RS 51/5	Acre 0.59 Cents
47	RS 51/6	Acre 0.31 Cents
48	RS 51/7	Acre 0.28 Cents
49	RS 60/1	Acre 1.39 Cents
50	RS 60/2	Acre 0.75 Cents
51	RS 60/3	Acre 0.72 Cents
52	RS 60/4	Acre 0.64 Cents
53	RS 60/5	Acre 0.34 Cents
54	RS 60/6	Acre 0.31 Cents
55	RS 60/7	Acre 0.34 Cents
56	RS 60/8	Acre 0.31 Cents
57	RS 60/9	Acre 1.40 Cents
58	RS 60/10	Acre 0.34 Cents
59	RS 60/11	Acre 0.42 Cents
60	RS 61/1	Acre 0.92 Cents
61	RS 61/2	Acre 0.87 Cents
62	RS 61/3	Acre 0.74 Cents
63	RS 61/4	Acre 1.60 Cents
64	RS 61/5	Acre 1.69 Cents
65	RS 61/6	Acre 0.86 Cents
66	RS 61/7	Acre 0.80 Cents
67	RS 62/1	Acre 8.44 Cents
68	RS 62/2	Acre 0.44 Cents
69	RS 62/3	Acre 0.43 Cents
70	RS 62/4	Acre 0.46 Cents
71	RS 62/5	Acre 0.47 Cents
72	RS 65/1	Acre 0.80 Cents
73	RS 65/2	Acre 1.00 Cents
74	RS 65/3	Acre 3.70 Cents
75	RS 65/4	Acre 0.66 Cents
Total		71.74 Cents


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SUMMARY

Village	Count of Survey No's	Total Area in Acres
Kolliruppu	48	44.21
Vilankulam	152	210.62
Adhandarkollai	75	71.74
Total	275	326.57

It is also seen that the said Assignment Deeds and Sale Deeds contain other adjacent survey numbers in the respective villages.

It is therefore, clear that the company has got valid, absolute and clear title over the properties.

OBSERVATIONS AS REGARDS THE ENCUMBRANCES NOTICED

It is seen that, in the year 2016, the company has mortgaged the afore mentioned lands of a total extent of 326 Acres 57 Cents comprised in various survey numbers in Vilangulam, Kolliruppu and Allandhar Kollai Villages, to the Power Finance Corporation Ltd, under a Mortgage Deed dated 29.09.2015 (registered as Doc No.695/2016 dated 16.06.2016 - SRO, Kammapuram).

Subsequently, in the year 2019, the company had also mortgaged the said lands with HDFC Limited as per the following Mortgage Deeds and got the same discharged vide Discharge Receipts mentioned against each.

Simple Mortgage Deed No. and Date	Discharge Receipt No. and date
Simple Mortgage Deed dated 04.03.2019 (Doc No.258/2019 - SRO, Kammapuram) executed by NLC India Limited, Neyveli in favour of HDFC Limited - for	Mortgage Discharge Receipt dated 13.10.2021 (registered as Doc No. 1355/2021 dated 21.10.2021 with SRO, Kammapuram) executed by HDFC Limited in

mortgage of lands in Kolliruppu Village.	favour of NLC India Limited.
Simple Mortgage Deed dated 04.03.2019 (Doc No.259/2019 - SRO, Kammapuram) executed by NLC India Limited, Neyveli in favour of HDFC Limited - for mortgage of lands in Adhandarkoil Village.	
Simple Mortgage Deed dated 14.07.2020 (Doc No.775/2020 - SRO, Kammapuram) executed by NLC India Limited, Neyveli in favour of HDFC Limited	Mortgage Discharge Receipt dated 21.10.2021 (Doc No. 1356/2021 - SRO, Kammapuram) executed by HDFC Limited in favour of NLC India Limited

Thereafter, the company intended to mortgage the lands with SBICAP Trustee Company Limited with an intention to create mortgage charge on the assets of 2x500 MW NNTPP, Neyveli Tamil Nadu as additional security for the NLCIL's Non-Convertible Debentures (NCDs) of Rs.2000 Crores issued in the year 2019. This is to make good the security cover gap resulting out of depreciation in the value of the assets that were originally mortgaged with SBICAP Trustee Company Limited for the NCD issue.

For the above purpose, NLCIL approached Power Finance Corporation Ltd for issuing No Objection Certificate for ceding parri-passu charge on the assets in favour of SBICAP Trust Company Limited.

Accordingly, No Objection Certificate issued by M/s.Power Finance Corporation Limited, vide Lr.No.03/22/TN/NLC/78701001/Vol.I/076/42 dated 25.03.2022.



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Subsequently, vide Deed of Simple Mortgage dated 31.03.2022, the above-mentioned assets of the company were mortgaged with SBICAP Trustee Company Limited to cover an exposure of Rs.450 Crores.

Thereafter, in year 2023, NLCIL intended to create mortgage over the assets in favour of SBICAP Trustee Company Limited in respect of the NCDs to cover a further security gap of Rs.734 Crores,

For the said additional coverage, NLCIL sought NOC again from Power Finance Corporation Ltd which in turn issues the same vide their Letter No.03/22/TN/NLC/78701001/Vol-I/081261 dated 28.03.2023.

After receipt of the above NOC, the company has executed a Deed of Simple Mortgage dated 03.07.2023 (Doc No.991/2023 - SRO, Kammapuram) thereby created mortgage charge over the assets to cover an exposure of Rs.734 Crores.

As per the repayment schedule conveyed by Power Finance Corporation Ltd vide their letter No.001/Vol.V/092184 dated 31.03.2025, the repayment of principal and interest for the loan availed by NLCIL from the said Institution would conclude on 30.09.2029.

The NCDs issue of total size Rs.2000 Crores were issued as under:
Rs.1475 Crores were issued at a coupon rate of 8.09% maturing on 29.05.2029 and Rs.520 Crores were issued at a coupon rate of 7.36% maturing on 25.01.2030.

Thus, as on date, the assets covered in this Title Search Report which are owned by NLC India Limited are mortgaged with M/s.Power Finance Corporation Ltd and SBICAP Trustee Company Limited. The said mortgage charges would subsist till January 2030 as on which time the loan availed from Power Finance Corporation Ltd would have been closed and the Debentures issued would be fully redeemed.


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9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	NLC India Limited holds absolute title to the properties.
10.	If leasehold, whether;	Not applicable.
	a) lease Deed is duly stamped and registered	Not applicable.
	b) lessee is permitted to mortgage the Leasehold right,	Not applicable.
	c) duration of the Lease/unexpired period of lease,	Not applicable.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable.
11.	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable.
	If Govt. grant/ allotment/Lease-cum/ Sale Agreement, whether;	Not applicable.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not applicable.
	the mortgagor is competent to create charge on such property?	Yes. The NOCs obtained from Power Finance Corporation Limited are available on record. The Board Resolution of the Company for creating mortgage charge in favour of SBI CAP Trustee Limited is also available on record.



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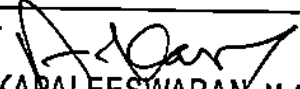
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	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Yes. The No Objection Certificate for ceding pari-passu charge over the project assets of 2/500MW NNTPP, Neyveli, Tamilnadu, to the extent of Rs.450 Crores in favour of SBI CAP Trustee Company Limited in relation to Non-Convertible Debentures issued is available on record. As regards the security cover of Rs.734 Crores additionally created in favour of SBICAP Trustee Company Limited in the year 2023, the NOC issued by Power Finance Corporation Ltd vide Letter No.03/22/TN/NLC/78701001/Vol-I/081261 dated 28.03.2023 is also available on record.
12.	If occupancy right, whether;	The company has unfettered ownership, possession and occupancy rights over the property.
	a) Such right is heritable and transferable,	Mortgagor is a Limited Company and a public sector organisation. Hence, the title continues irrespective of the successors in office. However, it is not transferable without the specific permission of the Government and has to be supported with a Board Resolution.
	b) Mortgage can be created.	Yes. Mortgage can be created by the company over the assets.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the	Not applicable.

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	modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not applicable.
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable.
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not applicable.
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	Not applicable.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not applicable.
	f) Whether the Donee is in possession of the gifted property?	Not applicable.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable.

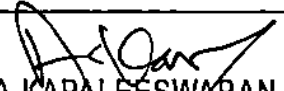


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	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not applicable.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not applicable.
	d) In respect of partition by a decree of court, whether such decree has become final and all other con-ditions/formalities are completed.	Not applicable.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable.
16.	Whether the title documents include any testamentary documents /wills?	No.
	a) In case of wills, whether the will is registered will or unregistered will?	Not applicable.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable.
	c) Whether the property is mutated on the basis of will?	Not applicable.
	d) Whether the original will is available?	Not applicable.
	e) Whether the original death certificate of the testator is available?	Not applicable.
	f) What are the circumstances and/or documents to establish	Not applicable.


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	the will in question is the last and final will of the testator?	
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained.)	Not applicable.
17.	a) Whether the property is subject to any wakf rights?	No.
	b) Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties?	No.
	c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not applicable.
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable.
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable.
	b) Whether the trust is a private or public trust and whether trust	Not applicable.



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	deed specifically authorizes the mortgage of the property?	
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable.
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Property is Industrial Land.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	Not applicable.
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	Nil


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	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not applicable
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation relating to title is pending before any authority/court.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?	Not applicable.
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not applicable.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable.
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not applicable.
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents,	All relevant records like MOA, AOA, Board Resolutions, Search Reports by Company Secretary regarding charges created with Registrar of Companies have been



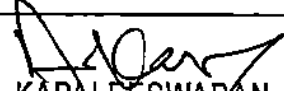
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	Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	produced and verified.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	No. All the lands covered in this report have been acquired by the Government under Land Acquisition proceedings and awarded to the company.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser) ?	Not applicable.
	iii) Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	Yes. The properties are already charged to Power Finance Corporation Ltd and SBICAP Trustee Company Ltd.
	iv) If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied? Yes/No	The charges created in favour of the above companies are still subsisting.
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable.
27.	a) Whether any POA is involved in the chain of title?	No.
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please	Not applicable.

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	clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable.
d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable.
e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable.
i)	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable.
ii)	Whether the POA is a registered one?	
iii)	Whether the POA is a special or general one?	
iv)	Whether the POA contains a specific authority for execution of title document in question?	

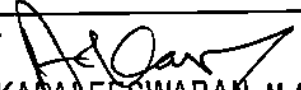


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	a) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable.
	b) Please comment on the genuineness of POA?	Not applicable.
	c) The unequivocal opinion on the enforceability and validity of the POA.	Not applicable.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable.
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/ building; b) Development Agreement/Power of Attorney; c) Extent of authority of the Developer/builder; d) Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g) Requirement of registration of sale agreement, development agreement, POA, etc.; h) Approval of building plan, permission of appropriate/local authority, etc.;	Not applicable.


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	i) Conveyance in favour of Society/ Condominium concerned; j) Occupancy Certificate/allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share Certificates; m) No Objection Letter from the Society; n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Other than the mortgages created in favour of PFC Limited and SBICAP Trustee Company Limited, no other encumbrances or attachments or pending claims are seen.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Encumbrance Search has been made for a period of 50 Years from 01.01.1975 to 31.03.2025 and the same discloses that the properties covered in this TSR are presently mortgaged with Power Finance Corporation Ltd and SBI CAP Trustee Company Limited.



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		The prior mortgages created in favour of HDFC Limited have since been discharged.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable.
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Not applicable.
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	The mutation in the name of the company is yet to be done in revenue records. The revenue records still show the properties as belonging to Government. This exercise of obtaining Patta in the name of NLC India Limited for the lands covered in this opinion has to be completed on a time bound basis by the company and copies of Patta so issued in the name of the company are to be kept on record.
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records?	As mentioned under Point No.34 above.
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal	Yes.

	carriers to transport goods to factories / houses, as the case may be).	
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	The property is now owned by NLC India Limited, a limited company registered under Companies Act, 1956.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No difference or discrepancies are noticed.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments	Copies of Approved Plans available on record.

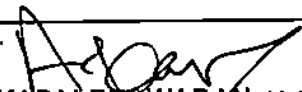


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	subsequently, on making the same available to the advocate.)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No restriction on mortgage.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes. The property is industrial land and not an agricultural land. Hence, it is enforceable under the provisions of the SARFESI Act.
	Property is SARFAESI compliant (Y/N)	Yes.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable.
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes.
44.	Additional aspects relevant for investigation of title as per local laws.	None.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Patta is not available in respect of the lands under the survey numbers covered in this report. However, the company holds on record, the registered Sale/ Assignment Deeds executed by the government in their favour. Hence, appropriate steps to be


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		initiated by the company for effecting name transfer in revenue records and obtain patta in its name.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Person authorized by the Board has executed the Simple Mortgage Deeds.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	No. Not applicable.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable.
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable.

Note: In case separate sheets are required, the same may be used, signed and annexed.


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Date: 23.05.2025

Place: Chennai

SIGNATURE OF THE ADVOCATE



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Annexure-C
Certificate of title

The type of mortgage created in this case is Simple Mortgage which does not require deposit of title deeds.

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
Yes.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

Revenue Records have to be updated to show the owner of the lands as "NLC India Limited". This exercise is still to be completed. However, nothing adverse is noticed in respect of the mortgage created in favour of SBICAP Trustee Company Limited.

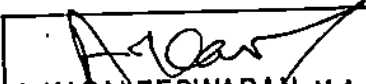
4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of present owner title deeds obtained from the website of registrar and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds.

5. Details of existing encumbrance (if any) :

The company has mortgaged the afore mentioned lands of a total extent of 326 Acres 57 Cents comprised in various survey numbers in Vilangulam, Kolliruppu and AllandharKollai Villages, to the Power Finance Corporation Ltd, and SBICAP Trustee Company Limited on parri-passu first charge basis.

6. After clearance of existing loan from Not applicable.

The Mortgage charge created by NLC India Limited is available to the Debenture Trustee for the Liability of the Issuer/Company, viz., NLC India Limited. The title is valid and SARFAESI compliant.


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7. I certify that **NLC INDIA LIMITED** has valid, absolute and clear title over the Schedule property. The property is already mortgaged with Power Finance Corporation Ltd., and SBICAP Trustee Company Limited. The said encumbrances are still subsisting.

Observations:

8. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Not applicable as Simple Mortgage has been created which does not involve deposit of title deeds.

9. I certify that **NLC India Limited** has absolute, clear and valid title over the Schedule property.

10. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

All that pieces and parcels of the land (Total 326.57 Acre) admeasuring 44 Acre 21 cents in Kolliruppu Village, Vriddhachalam Taluk, Cuddalore District, 210 Acre and 62 cents, in Vilankulam Village, Vriddhachalam Taluk, Cuddalore District and 71 Acre, 74 cents in Adhandarkollai Village Vriddhachalam Taluk, Cuddalore District as per the details given below:

Village	Count of Survey No's	Total in Acres
Kolliruppu	48	44.21
Vilankulam	152	210.62
Adhandarkollai	75	71.74
Total	275	326.57

Survey Numbers of properties situate in Kolliruppu Village, Vriddhachalam Registration, Kammapuram Sub-Registration District

Sl.No.	Survey No.	Extent in Acres and Cents	Doc. No. and Date
1.	R.S.No.2/1	02 Acres 03 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO, Kammapuram).
2.	R.S.No.2/2	60 Cents	
3.	R.S.No.2/3	62 Cents	
4.	R.S.No.2/4	65 Cents	
5.	R.S.No.3/1	66 Cents	
6.	R.S.No.3/2	62 Cents	
7.	R.S.No.3/3	96 Cents	
8.	R.S.No.3/4	13 Cents	
9.	R.S.No.3/5	28 Cents	


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10.	R.S.No.3/6	32 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram).
11.	R.S.No.3/7	30 Cents	
12.	R.S.No.4/1	73 Cents	
13.	R.S.No.4/2	78 Cents	
14.	R.S.No.4/3	01 Acre 31 Cents	
15.	R.S.No.4/4	51 Cents	
16.	R.S.No.4/5	54 Cents	
17.	R.S.No.5	85 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO, Kammapuram).
18.	R.S.No.6/1	97 Cents	
19.	R.S.No.6/2	76 Cents	
20.	R.S.No.6/3	80 Cents	
21.	R.S.No.6/4	87 Cents	
22.	R.S.No.6/5	01 Acre 04 Cents	
23.	R.S.No.7/1	01 Acre 42 Cents	
24.	R.S.No.7/2	01 Acre 11 Cents	
25.	R.S.No.7/3	78 Cents	
26.	R.S.No.8/1	32 Cents	
27.	R.S.No.8/2	40 Cents	
28.	R.S.No.8/3	68 Cents	
29.	R.S.No.8/4	66 Cents	
30.	R.S.No.8/5	76 Cents	
31.	R.S.No.8/6	01 Acre 22 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram).
32.	R.S.No.8/7	01 Acre 78 Cents	
33.	R.S.No.8/8	02 Acre 27 Cents	Assignment Deed dated 17.10.1978 (Doc No. 1489/1978 - SRO, Kammapuram).
34.	R.S.No.8/9	45 Cents	
35.	R.S.No.8/10	01 Acre 14 Cents	
36.	R.S.No.9	02 Acre 27 Cents	Sale Deed dated 23.05.1966 (Doc No.701/1966 - SRO, Kammapuram).
37.	R.S.No.10/1	01 Acre	
38.	R.S.No.10/2	91 Cents	Assignment Deed dated 17.10.1978 (Doc No.1489/1978 - SRO, Kammapuram).
39.	R.S.No.10/3	01 Acre 04 Cents	
40.	R.S.No.10/4	01 Acre 24 Cents	
41.	R.S.No.11/1	02 Acres 21 Cents	
42.	R.S.No.11/2	01 Acre 20 Cents	
43.	R.S.No.11/3	01 Acre 42 Cents	
44.	R.S.No.11/4	01 Acre 04 Cents	
45.	R.S.No.12/1	59 Cents	


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46.	R.S.No.12/2	52 Cents	
47.	R.S.No.12/3	68 Cents	
48.	R.S.No.12/4	61 Cents	
	Total	44 Acres 21 Cents	

Survey Numbers of properties situate in Vilankulam Village, Vriddhachalam Registration, Kammapuram Sub-Registration District

Sl.No.	Survey No.	Extent in Acres and Cents	Doc. No.and Date
1.	R.S.No.407/1	83 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
2.	R.S.No.407/2	28 Cents	
3.	R.S.No.407/3	29 Cents	
4.	R.S.No.407/4	31 Cents	
5.	R.S.No.407/5	84 Cents	
6.	R.S.No.407/6	01 Acre 62 Cents	
7.	R.S.No.407/7	85 Cents	
8.	R.S.No.407/8	06 Acres 42 Cents	
9.	R.S.No.407/9	01 Acre 30 Cents	
10.	R.S.No.407/10	50 Cents	
11.	R.S.No.407/11	80 Cents	
12.	R.S.No.407/12	17 Cents	
13.	R.S.No.407/13	82 Cents	
14.	R.S.No.407/14	25 Cents	
15.	R.S.No.407/15	25 Cents	
16.	R.S.No.407/16	25 Cents	
17.	R.S.No.410/1	69 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
18.	R.S.No.410/2	19 Cents	
19.	R.S.No.410/3	18 Cents	
20.	R.S.No.410/4	01 Acre 12 Cents	
21.	R.S.No.410/5	65 Cents	
22.	R.S.No.410/6	68 Cents	
23.	R.S.No.410/7	34 Cents	
24.	R.S.No.410/8	01 Acre 05 Cents	
25.	R.S.No.410/9	01 Acre	
26.	R.S.No.411/1	01 Acre 99 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
27.	R.S.No.411/2	86 Cents	
28.	R.S.No.411/3	40 Cents	
29.	R.S.No.411/4	41 Cents	
30.	R.S.No.411/5	01 Acre 57 Cents	
31.	R.S.No.411/6	45 Cents	
32.	R.S.No.413/1	25 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
33.	R.S.No.413/2	63 Cents	
34.	R.S.No.413/3	45 Cents	
35.	R.S.No.413/4	50 Cents	
36.	R.S.No.413/5	60 Cents	
37.	R.S.No.413/6	70 Cents	


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38.	R.S.No.413/7	85 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
39.	R.S.No.413/8	91 Cents	
40.	R.S.No.413/9	74 Cents	
41.	R.S.No.413/10	57 Cents	
42.	R.S.No.414/1	02 Acres 12 Cents	
43.	R.S.No.414/2	98 Cents	
44.	R.S.No.414/3	33 Cents	
45.	R.S.No.414/4	73 Cents	
46.	R.S.No.414/5	71 Cents	
47.	R.S.No.414/6	66 Cents	
48.	R.S.No.414/7	31 Cents	
49.	R.S.No.414/8	34 Cents	
50.	R.S.No.414/9	39 Cents	
51.	R.S.No.414/10	42 Cents	
52.	R.S.No.414/11	59 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
53.	R.S.No.414/12	51 Cents	
54.	R.S.No.414/13	49 Cents	
55.	R.S.No.415/1	36 Cents	
56.	R.S.No.415/2	01 Acre 72 Cents	
57.	R.S.No.415/3	02 Acre 52 Cents	
58.	R.S.No.415/4	48 Cents	
59.	R.S.No.415/5	26 Cents	
60.	R.S.No.415/6	28 Cents	
61.	R.S.No.415/7	71 Cents	
62.	R.S.No.415/8	54 Cents	
63.	R.S.No.415/9	83 Cents	
64.	R.S.No.415/10	55 Cents	
65.	R.S.No.415/11	27 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
66.	R.S.No.416/1	14 Cents	
67.	R.S.No.416/2	15 Cents	
68.	R.S.No.416/3	14 Cents	
69.	R.S.No.416/4	39 Cents	
70.	R.S.No.416/5	46 Cents	
71.	R.S.No.416/6	16 Cents	
72.	R.S.No.416/7	93 Cents	
73.	R.S.No.416/8	40 Cents	
74.	R.S.No.416/9	01 Acre 95 Cents	
75.	R.S.No.416/10	04 Acre 02 Cents	
76.	R.S.No.416/11	43 Cents	
77.	R.S.No.416/12	01 Acre 36 Cents	
78.	R.S.No.416/13	16 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram)
79.	R.S.No.417	01 Acre 91 Cents	

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80.	R.S.No.418/1	28 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
81.	R.S.No.418/2	63 Cents	
82.	R.S.No.418/3	45 Cents	
83.	R.S.No.418/4	50 Cents	
84.	R.S.No.418/5	60 Cents	
85.	R.S.No.418/6	79 Cents	
86.	R.S.No.418/7	85 Cents	
87.	R.S.No.418/8	91 Cents	
88.	R.S.No.418/9	74 Cents	
89.	R.S.No.418/10	57 Cents	
90.	R.S.No.418/11	52 Cents	
91.	R.S.No.418/12	25 Cents	
92.	R.S.No.419/1	75 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
93.	R.S.No.419/2	82 Cents	
94.	R.S.No.419/3	01 Acre 80 Cents	
95.	R.S.No.419/4	01 Acre 59 Cents	
96.	R.S.No.419/5	01 Acre 21 Cents	
97.	R.S.No.419/6	01 Acre 22 Cents	
98.	R.S.No.420/1	02 Acre 13 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
99.	R.S.No.420/2	83 Cents	
100.	R.S.No.420/3	01 Acre 56 Cents	
101.	R.S.No.420/4	01 Acre 63 Cents	
102.	R.S.No.421/1	08 Cents	
103.	R.S.No.421/2	17 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram).
104.	R.S.No.422/1	03 Acres 54 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
105.	R.S.No.422/2	02 Acres 91 Cents	
106.	R.S.No.422/3	03 Acres 40 Cents	
107.	R.S.No.422/4	02 Acres 24 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram)
108.	R.S.No.423/1	67 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
109.	R.S.No.423/2	03 Acres 59 Cents	
110.	R.S.No.423/5	60 Cents	


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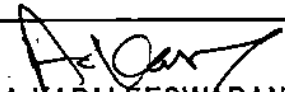


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111.	R.S.No.423/2B1	01 Acre 63 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram)
112.	R.S.No.423/2B3	60 Cents	
113.	R.S.No.423/3	43 Cents	
114.	R.S.No.423/4	03 Acre 98 Cents	
115.	R.S.No.424	02 Acres 45 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
116.	R.S.No.425	08 Acres 76 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram)
117.	R.S.No.426	05 Acres 03 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
118.	R.S.No.427	11 Acre 16 Cents	
119.	R.S.No.428/1	95 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram)
120.	R.S.No.428/2A	01 Acre 56 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
121.	R.S.No.428/2B	05 Acres 04 Cents	
122.	R.S.No.428/3	04 Acres 40 Cents	
123.	R.S.No.429/1	01 Acre 03 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
124.	R.S.No.429/2A	02 Acres 61 Cents	
125.	R.S.No.429/2B	02 Acres 58 Cents	
126.	R.S.No.429/3	01 Acre 35 Cents	
127.	R.S.No.429/4	39 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 - SRO, Kammapuram)
128.	R.S.No.429/5	02 Acres 03 Cents	
129.	R.S.No.430/1	23 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 - SRO, Kammapuram).
130.	R.S.No.430/2	49 Cents	
131.	R.S.No.430/3	77 Cents	
132.	R.S.No.430/4	01 Acre 65 Cents	Sale Deed dated 13.09.1965 (Doc


A. KAPALEESWARAN, M.A.B.L.,
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			No.1365/1965 – SRO, Kammapuram)
133.	R.S.No.430/5	57 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
134.	R.S.No.430/6	01 Acres 25 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram)
135.	R.S.No.430/7	68 Cents	
136.	R.S.No.431	14 Acres 72 Cents	
137.	R.S.No.432/1	75 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
138.	R.S.No.432/3	01 Acre 38 Cents	
139.	R.S.No.432/4	98 Cents	
140.	R.S.No.432/5	81 Cents	
141.	R.S.No.432/6	82 Cents	
142.	R.S.No.432/7	89 Cents	
143.	R.S.No.432/8	93 Cents	
144.	R.S.No.432/2	91 Cents	Sale Deed dated 13.09.1965 (Doc No.1365/1965 – SRO, Kammapuram)
145.	R.S.No.433/1	67 Cents	Assignment Deed dated 04.01.1978 (Doc No.130/1978 – SRO, Kammapuram).
146.	R.S.No.433/2	03 Acres 59 Cents	
147.	R.S.No.433/3	01 Acre 11 Cents	
148.	R.S.No.433/4	10 Cents	
149.	R.S.No.434/1	02 Acres 37 Cents	
150.	R.S.No.434/2	02 Acres 35 Cents	
151.	R.S.No.434/3	02 Acres 71 Cents	
152.	R.S.No.434/4	04 Acres 88 Cents	
	Total	210 Acres 62 Cents	

**Survey Numbers of properties situate in AllandarKollai Village, Vriddhachalam
Registration, Kammapuram Sub-Registration District**

**Purchased by NLC India Limited under Sale Deed dated 17.10.1978 (Doc
No.1491/1978 – SRO, Kammapuram)**

Sl.No.	Survey No.	Extent in Acres and Cents
1.	R.S.No.46/1	03 Acres 07 Cents
2.	R.S.No.46/2	01 Acres 63 Cents
3.	R.S.No.46/3	32 Cents


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4.	R.S.No.46/4	33 Cents
5.	R.S.No.46/5	33 Cents
6.	R.S.No.46/6	73 Cents
7.	R.S.No.46/7	39 Cents
8.	R.S.No.46/8	35 Cents
9.	R.S.No.46/9	93 Cents
10.	R.S.No.47/1	01 Acre 15 Cents
11.	R.S.No.47/2	01 Acre 48 Cents
12.	R.S.No.47/3	01 Acre 51 Cents
13.	R.S.No.47/4	55 Cents
14.	R.S.No.47/5	02 Acres 08 Cents
15.	R.S.No.47/6	05 Cents
16.	R.S.No.48/1	02 Acres 45 Cents
17.	R.S.No.48/2	49 Cents
18.	R.S.No.48/3	01 Acre 04 Cents
19.	R.S.No.48/4	01 Acre 66 Cents
20.	R.S.No.48/5	19 Cents
21.	R.S.No.48/6	37 Cents
22.	R.S.No.48/7	04 Cents
23.	R.S.No.48/8	04 Cents
24.	R.S.No.48/9	23 Cents
25.	R.S.No.48/10	41 Cents
26.	R.S.No.48/11	19 Cents
27.	R.S.No.48/12	22 Cents
28.	R.S.No.48/13	42 Cents
29.	R.S.No.48/14	19 Cents
30.	R.S.No.48/15	22 Cents
31.	R.S.No.48/16	49 Cents
32.	R.S.No.48/17	01 Acre 03 Cents
33.	R.S.No.49/1	44 Cents
34.	R.S.No.49/2	45 Cents
35.	R.S.No.49/3	95 Cents
36.	R.S.No.49/4	03 Acres 84 Cents
37.	R.S.No.50/1	78 Cents
38.	R.S.No.50/2	49 Cents
39.	R.S.No.50/3	01 Acre 04 Cents
40.	R.S.No.50/4	03 Acres 07. Cents
41.	R.S.No.50/5	78 Cents
42.	R.S.No.51/1	03 Cents
43.	R.S.No.51/2	33 Cents

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44.	R.S.No.51/3	29 Cents
45.	R.S.No.51/4	94 Cents
46.	R.S.No.51/5	59 Cents
47.	R.S.No.51/6	31 Cents
48.	R.S.No.51/7	28 Cents
49.	R.S.No.60/1	01 Acre 39 Cents
50.	R.S.No.60/2	75 Cents
51.	R.S.No.60/3	72 Cents
52.	R.S.No.60/4	64 Cents
53.	R.S.No.60/5	34 Cents
54.	R.S.No.60/6	31 Cents
55.	R.S.No.60/7	34 Cents
56.	R.S.No.60/8	31 Cents
57.	R.S.No.60/9	01 Acre 04 Cents
58.	R.S.No.60/10	34 Cents
59.	R.S.No.60/11	42 Cents
60.	R.S.No.61/1	92 Cents
61.	R.S.No.61/2	87 Cents
62.	R.S.No.61/3	74 Cents
63.	R.S.No.61/4	01 Acre 06 Cents
64.	R.S.No.61/5	01 Acre 69 Cents
65.	R.S.No.61/6	86 Cents
66.	R.S.No.61/7	08 Cents
67.	R.S.No.62/1	08 Acres 44 Cents
68.	R.S.No.62/2	44 Cents
69.	R.S.No.62/3	43 Cents
70.	R.S.No.62/4	46 Cents
71.	R.S.No.62/5	47 Cents
72.	R.S.No.65/1	08 Cents
73.	R.S.No.65/2	01 Cents
74.	R.S.No.65/83	03 Acre 07 Cents
75.	R.S.No.65/4	66 Cents
	Total	71 Acres 74 Cents

NOTE Pertaining to Adverse Remark/Litigation Details:

No adverse remarks. It is certified that no litigations are pending.

Place :Chennai

Date :23.05.2025


A.KAPALEESWARAN, M.A.B.L.,
ADVOCATE

SIGNATURE OF THE ADVOCATE



A. KAPALEESWARAN, M.A., B.L.,

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Annexure-C1

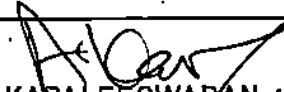
Certificate of Title on the Basis of Original/Certified copies of the Title Deeds

Originals are verified for the properties which are offered as security by way of Simple Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and the Simple Mortgage created satisfied the requirements of creation of Mortgage and I further certify that:

Observations:

1. Original documents have been verified. However, the type or mortgage suggested in this case is Simple Mortgage which does not involve deposit of title deeds.
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records for last 50 years from 01.01.1975 to 31.03.2025. from the encumbrance certificate downloaded from the official web portal of Tamil Nadu Registration Department. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of present owner title deeds obtained from the website of registrar and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds.

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ADVOCATE

5. There are no other mortgages/charges other than already stated in the Report as above.

6. The Mortgage created is available to the SBICAP Trustee Company Limited for the Liability of the Company towards the Debentures Issued to the public.

7. I certify that **NLC INDIA LIMITED** has an absolute, clear and valid title over the Schedule property

8. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

a. Not applicable as Mortgage created in this case is Simple Mortgage.

I further certify that the simple mortgage has been duly registered with the jurisdictional Sub-Registrar, Kammapuram.

9. I certify that **NLC INDIA LIMITED** has an absolute, clear and valid title over the Schedule property/(ies)

10. It is certified that the property is SARFAESI compliant.

Place :Chennai

Date : 23.05.2025


A.KAPALEESWARAN, M.A.B.L.,
ADVOCATE

SIGNATURE OF THE ADVOCATE