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PROJECT TITLE OPINION REPORT

DT.04-08-2022

To:

Whom so ever it may concern

Sub: Project Title Opinion Report certifying non-encumbrance of the Property i.e., Residential Apartment consisting of 02 Cellars + Stilt + 10 Upper Floors to a height of 29.90 Mtrs, for Plot No's: 1423, 1424 & 1428, in the total land adm. 6,000 Sqyds or 5016.72 Mtrs, in Sy. No: 1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, of Uppal Bhagat Village, Uppal Mandal, Medchal Malkajgiri District

Description and area of the property. Specific number(s) and address of property along with boundaries and measurements.

Sl.No. Document	No. & Date	Survey No/Khata No/House No/Site No.	Extent/ Areas of Land	Location/Sub District/Dist. Village/ Municipality,	Boundary
01.	Doc.No.16530/2021, dt. 23.10.2021	Plot No's: 1423, 1424 & 1428 in Sy. No: 1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564	Residential Apartment consisting of 02 Cellars + Stilt + 10 Upper Floors to a height of 29.90 Mtrs, in the land admeasuring 5016.72 Mtrs	Uppal Bhagat Village, Uppal Mandal, Medchal Malkajgiri District	North- 80' wide road South- 80' wide road East- Plot Nos. 1425 & 1427 West- 80' wide road

Details of documents examined/ scrutinized

Sl. No. Document No. & Date	Description of Document & Name of the parties Office of Registrar where registered	Original/ certified copy
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Whereas the Government has initiated a project in the name of Musi River Conservation & River Front Development in the year 2005 and it was entrusted to HUDA, GHMC and Metro Water Works. Subsequently the Government after having many deliberations with various departments such as Municipal Administration Dept., Revenue Dept., Water Works Dept etc., the said work is entrusted to HUDA to take up beautification of Musi River Conservation & River Front Development of Musi River. Accordingly, the HUDA took up the work of land acquisition at Uppal Bhagath (V) in the year 2005.

Whereas the HUDA issued 10 different notifications U/sec. 6 of Land Acquisition Act for acquiring the lands in Sy.Nos.1 to 57,60 to 64,103,104,171 to 206,244 to 319,321 to 449,451 to 454,456 to 458, 460 to 462,464 to 496, 498 to 505,507 to 548, 550 to 564 admeasuring about Ac.746.37 gts situated at Uppal Bhagath village and Uppal Mandal in the first phase for the purpose of Musi River Conservation & River Front Development project for public purpose. Vide Draft Notification issued by the District Collector,

As per the information contained in the documents furnished to me it is observed that:-

01	Doc.No: 575/2018, dt. 09.01.2018	registered Conveyance Deed registered in SRO, Uppal executed by The Hyderabad Metropolitan Development Authority (HMDA), rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah in favour of Mr. Shamsheer Singh and Mr. Shamsunder Singh, both S/o. Deepchand Singh	Xerox
02	Doc.576/2018, dt. 09.01.2018	registered Conveyance Deed registered in SRO, Uppal executed by The Hyderabad Metropolitan Development Authority (HMDA), rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah in favour of Mr. Shamsheer Singh and Mr. Shamsunder Singh, both S/o. Deepchand Singh	Xerox
03	Doc. 2327/2018, dt. 03.02.2018	registered Conveyance Deed registered in SRO, Uppal executed by The Hyderabad Metropolitan Development Authority (HMDA), rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah in favour of Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh and Mr. Anil Kumar Singh, Phool Chand Singh	Xerox
04	Doc.No.16530/2021, dt. 23.10.2021	registered DAGPA Deed registered in SRO, Uppal executed by Mr. Shamsheer Singh, S/o. Deepchand Singh, Mr. Shamsunder Singh, S/o. Deepchand Singh, Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh, Mr. Anil Kumar Singh, S/o. Late. Phool Chand Singh, in favour of M/s. TNR. Vaisnavi Infra Pvt. Ltd. Rep by its Director, Mr. T. Narsimha Rao, S/o. T. Venkataiah, and Mr. G. Ravinder, S/o. Gouralah,	Xerox
05	Doc.No. 5733/2022, dt. 12.04.2022	registered Mortgage Deed registered in SRO, Uppal executed by Mr. Shamsheer Singh, S/o. Deepchand Singh, Mr. Shamsunder Singh, S/o. Deepchand Singh, Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh, Mr. Anil Kumar Singh, S/o. Late. Phool Chand Singh, rep by their Development Agreement Cum G.P.A. Holder, M/s. TNR. Vaisnavi Infra Pvt. Ltd. Rep by its Director, Mr. T. Narsimha Rao, S/o. T. Venkataiah, and Mr. G. Ravinder, S/o. Gouralah, in favour of The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,	Xerox
06	Proc. No: 044172/GHT/RI/U6 /HMDA/16032021, dt. 18.07.2022	Building construction permission issued by the Hyderabad Metropolitan Development Authority	Xerox
07	Dt.04-08-2022	Encumbrance certificate vide Statement No.96714287 For the period from 01-01-1983 to 29-08-2021 from SR.Uppal	Online



Rangareddy U/sec. 4(1) of Land Acquisition Act vide Proceedings No. G1/4234/05 to G1/4241/05 dt.23-08-2005 and Proceedings No. G1/1749/2012 dt.07-11-2012 and Proceedings No. G1/1747/2012 dt.30-12-2012, Draft Declaration U/sec. 6 of Land Acquisition Act issued by the District Collector, Rangareddy vide Proceedings No. G1/4234/05 to G1/4241/05 dt.05-07-2006 & Proceedings No. G1/1749/2012 dt.24-04-2013 and Proceedings No. G1/1747/2012 dt.24-04-2013. Some of the land owners (covering Ac.272.08 gts) filed W.P.No.17005/2006 and batch cases and the Hon'ble High court granted stay/Status quo orders initially.

Due procedure was followed and general awards were passed to an extent of Ac.461-00gts excluding the extent covered in Court stays. The awardees did not turn up to take the monetary compensation awarded by the Land Acquisition Officer, HMDA and requested to allot developed land of 1000 Sq.yds for every one-acre land acquired in lieu of monetary compensation. HMDA has submitted the proposals to the Government to consider the compensation of Developed area of land for every one acre acquired. Subsequently the Government has accepted the said proposal and issued orders vide G.O.Ms.No.36 MA & UD Dept. dt.22-01-2011.

Later some of the land owners who filed Writ petitions in the Hon'ble High court vide W.P.No.17005/2006 and batch cases, filed consent applications in terms of G.O.Ms.No.36 MA & UD Dept. dt.22-01-2011 and the Hon'ble High court pleased to dispose off the batch cases in favour of HMDA vide its orders dt.22-01-2011. In view of the above and after completion of Award enquiry and draft approval of the Award by the District Collector, Rangareddy district, the Land Acquisition Officer, HMDA has passed consent Award Nos. 3/2011 dt.03-11-2011, 5/2011 dt.15-11-2011, 6/2011 dt.15-11-2011, 7/2011 dt.13-12-2011, 1/2012 dt.04-01-2012 & 5/2012 dt.09-04-2012.

In cases wherein the Land Acquisition Officer, HMDA has passed the general Awards awarding the monetary compensation, those awardees also filed consent applications to allot 1000 Sq.yds developed land for every one Acre land acquired and those cases were referred to the Hon'ble Lok-Adalat, Rangareddy for passing the consent awards in terms of G.O.Ms.No.36 MA & UD Dept. dt.22-01-2011. Accordingly the Hon'ble Lok-Adalat, Rangareddy has passed the Awards vide PLC Nos.1/2011 to 249/2011, 1/212 to 102/2012, 1/2013 to 61/2013, 8/2014 and 1/2016 to 7/2016 etc.,

Whereas the HMDA has developed a layout in the acquired lands of Uppal Bhagath village covering an extent of about Ac.400-00 gts. the Government has issued G.O.Ms.No.67, MA & UD Dept. dt.14-02-2014 and extended the package that was given to the land owners of Uppal Bhagath village taken up for construction of STP at Nalla Chervu covering an extent of Ac.30-08 gts.

The Government has accepted the proposals submitted by HMDA for awarding compensation in the shape of land in lieu of monetary compensation for the land owners covered under Urban Lan Ceiling and issued G.O.Ms.No.39 dt.16-02-2017 permitting the HMDA to allot 600 Sq.yds developed land for every one Acre land acquired.

The HMDA conducted lottery for allotment of plots at Uppal Bhagath village on 31-03-2017, 02-04-2017 & 04-04-2017 at Survey of India Auditorium, Uppal in the presence of Awardees and the said Awardees have been randomized and picked plot No.1423, of an extent of 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs & Plot No: 1424, admeasuring 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs, & Plot No: 1428, admeasuring 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs developed plot by drawing lots.

Originally, The Hyderabad Metropolitan Development Authority (HMDA), who have initiated a project in the name of Musi River Conservation & River Front Development in the year 2005 and it was entrusted to HMDA, GHMC & Metro Water Works, and having deliberations with various department such as Municipal Administration Department, Revenue Department, Water Works Department etc, rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah sold the property Open Plot No: 1423, admeasuring 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0 in Sy. No.1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, situated at Uppal Bhagath (V) Uppal Mandal, Medchal District to Mr. Shamsheer Singh and Mr. Shamsunder Singh, both S/o. Deepchand Singh for a valid consideration under a registered Conveyance Deed No: 575/2018, dt. 09.01.2018 and was registered in SRO, Uppal.

And also, The Hyderabad Metropolitan Development Authority (HMDA), who have initiated a project in the name of Musi River Conservation & River Front Development in the year 2005 and it was entrusted to HMDA, GHMC & Metro Water Works, and having deliberations with various department such as Municipal Administration Department, Revenue Department, Water Works Department etc, rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah sold the property Open Plot No: 1424, admeasuring 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0 in Sy. No.1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, situated at Uppal Bhagath (V) Uppal Mandal, Medchal District to Mr. Shamsheer Singh and Mr. Shamsunder Singh, both S/o. Deepchand Singh for a valid consideration under a registered Conveyance Deed No: 576/2018, dt. 09.01.2018 and was registered in SRO, Uppal.

Further, The Hyderabad Metropolitan Development Authority (HMDA), who have initiated a project in the name of Musi River Conservation & River Front Development in the year 2005 and it was entrusted to HMDA, GHMC & Metro Water Works, and having deliberations with various department such as Municipal Administration Department, Revenue Department, Water Works Department etc, rep by its authorised Officer Mr. Sunder Lingappa, S/o. Nelliah sold the property Open Plot No: 1428, admeasuring 2000.0 Sq. Yds, or 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0 in Sy. No.1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, situated at Uppal Bhagath (V) Uppal Mandal, Medchal District to Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh and Mr. Anil Kumar Singh, S/o. Late. Phool Chand Singh for a valid consideration under a registered Conveyance Deed No: 2327/2018, dt. 03.02.2018 and was registered in SRO, Uppal.

Whereas, the above said Mr. Shamsheer Singh, S/o. Deepchand Singh, Mr. Shamsunder Singh, S/o. Deepchand Singh, Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh, Mr. Anil Kumar Singh, S/o. Late. Phool Chand Singh, intended to develop the property all that the piece and parcel of the open Plot No.1423, admeasuring 2000 Sq. Yds, equivalent to 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0, open Plot No.1424, admeasuring 2000 Sq. Yds, equivalent to 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0, and open Plot No.1428, admeasuring 2000 Sq. Yds, equivalent to 1672.24 Sq. Mtrs, with dimension of 171.6 / 105.0, totally an extent of 6000 Sq. Yds, in Sy. No. 1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, admeasuring 10% mortgage area 1814.12 Sq. Mtrs, 2169.66, Sq. Yds, situated at Uppal Bhagath Village, Uppal Revenue Mandal, Medchal- Malkajgiri District, and entered into a registered Development Agreement with M/s. TNR.



Vaishnavi Infra Pvt. Ltd. Rep by its Director, Mr. T. Narsimha Rao, S/o. T. Venkataiah, and Mr. G. Ravinder, S/o. Gouraiah, by executing a registered Development Agreement cum General Power of Attorney vide its No: 16530/2021, dt. 23.10.2021 and was registered in SRO, Uppal. In the said Development Agreement, the shares were declared at the ratio of 40 % to the Owners and Developers respectively in the total Built Up area, Parking, undivided share of land, Terrace etc.

Whereas, the above said Mr. Shamsheer Singh, S/o. Deepchand Singh, Mr. Shamsunder Singh, S/o. Deepchand Singh, Mr. Uday Pratap Singh, S/o. Late. Phool Chand Singh, Mr. Anil Kumar Singh, S/o. Late. Phool Chand Singh, rep by their Development Agreement Cum G.P.A. Holder, M/s. TNR. Vaishnavi Infra Pvt. Ltd. Rep by its Director, Mr. T. Narsimha Rao, S/o. T. Venkataiah, and Mr. G. Ravinder, S/o. Gouraiah, mortgaged the property all that the bearing premises Plot No.1423, 1424, and 1428, in Sy. No.1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, admeasuring 10% mortgage area 1814.12 Sq. Mtrs, 2169.66 Sq. Yds, situated at Uppal Bhagath under GHMC Uppal Circle, Uppal Mandal, Medchal-Maikajgiri District, to The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, in compliance to the G.O.Ms. No: 86, MA, dt. 03.03.2006, G.O.Ms. No: 171 MA, dt. 19.04.2006, G.O. Ms. No: 623 MA, dt. 01.12.2006, and G.O. Ms. No: 168 MA, dt. 07.04.2012 by executing a registered Deed of Mortgage vide its No: 5733/2022, dt. 12.04.2022, and was registered in SRO, Uppal.

As per the building construction Approval of Residential Apartments consisting of 02 Cellars + Stilt + 10 Upper Floors to a height of 29.90 Mtrs, for Plot No's: 1423, 1424 & 1428, admeasuring 5016.72 Mtrs, in Sy. No: 1 to 40, 282 to 368, 369(P), 370, to 373, 374(P), 375, to 387, 395, to 401, 454, 456, to 459, 505(P), 510, to 564, of Uppal Bhagat Village, Uppal Mandal, Medchal Maikajgiri District issued by the Hyderabad Metropolitan Development Authority vide their Proc. No:

044172/GHT/RI/U6/HMDA/16032021, dt. 18.07.2022.

M.R. Sftg
Signature of the Advocate
R.S. GOPA
Advocate, Hyderabad