

**LEGAL OPINION**

To

Sri Srinivas Vanga & 4 others
R/o Telangana

Upon the material provided to me and on pursual of the said material I hereby opinion about the Schedu;ed Property as follows:

The purchaser has participated in the e-Auction while purchasing Plot. No. 29 admeasuring 2631.18 Sq. Yards @ Rs.47,500/- per Sq. Yard for consideration of Rs.12,49,81,050/- (Rupees Twelve Crores Forty Nine Lakhs Eighty One Thousands and Fifty Only) stipulated in "UPPAL BHAGAYATH PHASE-II LAYOUT" in the e-Auction held on 08-04-2019. The plot has been knocked down in favour of the purchaser being the highest bidder.

The HMDA has taken over possession of the land after passing of final award vide No:13/2008 in File No:LA/363/154/05 & 14/2008 in File No: LA/363/155/05 dated:19-07-2008 and developed the layout in Phase-II at Uppal Bhagayath in Sy.No.:389/P, 390, 391/P, 392, 393, 394, 395/P, 400/P, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 416, 417, 420, 421, 422/P, 423, 424, 425, 426, 427, 428 and 429 over an extent of Ac.70.11¾ gts. by making 67 plots of various sizes, which are in multipurpose use Zone. The Authority named the layout as "UPPAL BHAGAYATH PHASE-II LAYOUT". The Government has permitted the Metropolitan Commissioner, HMDA vide G.O. Rt. No.634 MA & UD (Plg-I) dt.04-08-2018 to sell those plots through public auction. Accordingly the VENDOR/HMDA has issued public notification vide No.472/EMU/UPL/HMDA/2019 dt.09-03-2019 inviting tenders from the intending purchaser to participate in public auction by way of e-Auction schedule on 07-04-2019.

The HMDA has developed layout in Phase-1 covering an extent of Ac.400.00 gts. in Uppal Bhagayath village Phase-II and allotted various sizes of plots to the awardees i.e., 2,000 Sq. Yards, 1,000 Sq. Yards, 600 Sq. Yards, 500 Sq. Yards, 300 Sq. Yards, 250 Sq. Yards, 200 Sq. Yards, 150 Sq. Yards in lieu of monitory compensation.

The Government have accepted for allotment of developed land @ 1000 Sq. Yards per acre and issued orders vide G.O.Ms. No.36MA & UD Department, dt. 22-01-2011. Subsequently, the Government of Telangana State have issued G.o.Ms. No.39, MA & UD Dept. Dt.16-02-2017 by permitting to give developed plot @ 600 Sq. Yards per acre in ULC Surplus land.

::2::

The HUDA issued "10" different L.A. Notifications U/s 4(1) and 6 of the L.A. Act for acquiring the lands in Sy. No.1 to 57, 60 to 64, 103, 104, 171 to 206, 244 to 299, 300 to 319, 321 to 449, 451 to 454, 456 to 458, 460 to 462, 464 to 462, 464 to 496, 498 to 505, 507 to 548, 550 to 564 admeasuring about Ac.747.37 gts. situated at Uppal Bhagayath Phase-II of Uppal Village & Mandal for the purpose of Musi River Conservation & River Front Development project for public purpose. After following due procedure laid down under L.A. Act 1894, the awards have been passed in the year 2008. Aggrieved by the awardees towards payment of land compensation, the awardees did not turn up, to take the monetary compensation awarded by the LAO, HMDA and requested to allot the developed land @ 1000 Sq. Yards per acre in lieu of monetary compensation.

The Government 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 and Metro Water Works. Subsequently, the Government after having many deliberations with various departments such as Municipal Administration Department, Revenue Department, Water Works Department etc, the said work is entrusted to the HMDA to take up beautification of Musi River Conservation & River Front Development of Musi River. Accordingly, the HMDA has taken up the work of land acquisition at Uppal Bhagayath Village in the year 2005.

Date:



BHUVANESHWARI DEVI B

Advocate

M/s. BHUVANESHWARI DEVI. B

ADVOCATE & ASSOCIATES

2-2-880, Amberpet, MYD-13

**LEGAL OPINION**

To

Sri K.Koteswar Rao,
R/o Hyderabad

Upon the material provided to me and on pursual of the said material I hereby opinion about the Scheduled Property as follows:

The purchaser has participated in the e-Auction while purchasing Plot. No.30 admeasuring 2631.18 Sq. Yards @ Rs.47,500/- per Sq. Yard for consideration of Rs.12,49,81,050/- (Rupees Twelve Crores Forty Nine Lakhs Eighty One Thousands and Fifty Only) stipulated in "UPPAL BHAGAYATH PHASE-II LAYOUT" in the e-Auction held on 08-04-2019. The plot has been knocked down in favour of the purchaser being the highest bidder.

The HMDA has taken over possession of the land after passing of final award vide No:13/2008 in File No:LA/363/154/05 & 14/2008 in File No: LA/363/155/05 dated:19-07-2008 and developed the layout in Phase-II at Uppal Bhagayath in Sy.No.:389/P, 390, 391/P, 392, 393, 394, 395/P, 400/P, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 416, 417, 420, 421, 422/P, 423, 424, 425, 426, 427, 428 and 429 over an extent of Ac.70.11³/₄ gts. by making 67 plots of various sizes, which are in multipurpose use Zone. The Authority named the layout as "UPPAL BHAGAYATH PHASE-II LAYOUT". The Government has permitted the Metropolitan Commissioner, HMDA vide G.O. Rt. No.634 MA & UD (Plg-I) dt.04-08-2018 to sell those plots through public auction. Accordingly the VENDOR/HMDA has issued public notification vide No.472/EMU/UPL/HMDA/2019 dt.09-03-2019 inviting tenders from the intending purchaser to participate in public auction by way of e-Auction schedule on 07-04-2019.

The HMDA has developed layout in Phase-1 covering an extent of Ac.400.00 gts. in Uppal Bhagayath village Phase-II and allotted various sizes of plots to the awardees i.e., 2,000 Sq. Yards, 1,000 Sq. Yards, 600 Sq. Yards, 500 Sq. Yards, 300 Sq. Yards, 250 Sq. Yards, 200 Sq. Yards, 150 Sq. Yards in lieu of monitory compensation.

The Government have accepted for allotment of developed land @ 1000 Sq. Yards per acre and issued orders vide G.O.Ms. No.36MA & UD Department, dt. 22-01-2011. Subsequently, the Government of Telangana State have issued G.o.Ms. No.39, MA & UD Dept. Dt.16-02-2017 by permitting to give developed plot @ 600 Sq. Yards per acre in ULC Surplus land.

::2::

The HUDA issued "10" different L.A. Notifications U/s 4(1) and 6 of the L.A. Act for acquiring the lands in Sy. No.1 to 57, 60 to 64, 103, 104, 171 to 206, 244 to 299, 300 to 319, 321 to 449, 451 to 454, 456 to 458, 460 to 462, 464 to 462, 464 to 496, 498 to 505, 507 to 548, 550 to 564 admeasuring about Ac.747.37 gts. situated at Uppal Bhagayath Phase-II of Uppal Village & Mandal for the purpose of Musi River Conservation & River Front Development project for public purpose. After following due procedure laid down under L.A. Act 1894, the awards have been passed in the year 2008. Aggrieved by the awardees towards payment of land compensation, the awardees did not turn up, to take the monetary compensation awarded by the LAO, HMDA and requested to allot the developed land @ 1000 Sq. Yards per acre in lieu of monetary compensation.

The Government 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 and Metro Water Works. Subsequently, the Government after having many deliberations with various departments such as Municipal Administration Department, Revenue Department, Water Works Department etc, the said work is entrusted to the HMDA to take up beautification of Musi River Conservation & River Front Development of Musi River. Accordingly, the HMDA has taken up the work of land acquisition at Uppal Bhagayath Village in the year 2005.

Date:



BHUVANESHWARI DEVI B

M/s. BHUVANESHWARI DEVI. B

ADVOCATE & ASSOCIATES

2-2-880, Amberpet, MYD-13