Way of Prosperity

ASSETS

Date - 18-June-2018

To,

[1] The Chief Officer,

Kulgaon Badlapur Nagar Parishad,

Badlapur,

[2] The Town Planning,

Kulgaon Badlapur Municipal Council,

Badlapur [w].

SUB : Complaint received by your office in respect of the construction being carried on the piece and parcel of land bearing Survey No. 12, Hissa No. Part, lying, being and situate at Village Sonivali, Tal. Ambernath, Dist. Thane by name "The Challets Avenue"

Respected Sir,

It is made known to me that some persons have lodged complaint against the ongoing construction at the subject land.

This is to inform you that this our first project and the project started with the four partners at the beginning. [w]Shri Pankaj Trivedi, [2] Niruparna Trivedi, [3] Ritesh Mishra and [4] Biodya Tiwari. The land was purchased and plans were sanctioned and approved by the council vide its permission bearing No. KBNP / NRV / BP / 324 / 2015 – 16, unique No. 166 dated 12th January, 2016 and later were revised vide permission bearing No. KBNP / NRV / BP / 7825 / 2016 – 17, unique No. 96 dated 26th October, 2016.

स्विकारदेखील
आवक-जावक
कुळगांव-बदलापूर नगरपरिषद
दि. 18/6/2018

That after obtaining permission and later the revised permission, the construction was commenced as per the sanctioned and approved plan the under acute supervision of our Architect, Mukesh More. That as on date 78 % of the construction work has been completed and out of total 107 flats, 99 flats have been sold and the purchaers have obtained housing loan from the financial institutions.

For ASSETS REALITY

PARTNER

Corporate Office : Assets Reality, Office No.1, 2 & 3, Om Gayatri Apt., Opp. Pancharatna Row House, Behind Govind Dham, Manzarli, Badlapur (W) 421 503.

Head Office : 002 / L - Wing, Sanghavi Estate, Khadakpada, Near Cinemax, Kalyan (W) - 421 301.
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That this project being our first project, we have basically designed the project in mind with people belonging to the Low income group of the society. The project is divided into two structures. One being row house and other being multi storied building consisting of Stilt + Nine floors. As on date the RCC work with brick work upto 8th floor has been completed.

That during the year 2017, two of the partners, Shri Pankaj Trivedi and Nirupama Trivedi, have retired from the firm and now they are blackmailing the existing partner to pay more that what is due to them.

That in further pursuance of their ill motive, these partners along with some politically motivated persons have been creating hurdles in the on going construction activities and every now and then they have been coming to the site and destroying the construction materials. Towards the said illegal act, the firm has lodged various complaints with the local police station and the complaint is under investigation.

That false and baseless complaints have been lodged with the office regarding various violations been committed at the site. WE CATERGORICALLY DENY THAT ANY OF THE TERMS AND CONDITIONS OF THE CONSTRUCTION AND REVISED PERMISSION HAS BEEN VIOLATED BY US.

The firm has obtained all the requisite permission and sanctions and the construction is carried strictly as per the said permission and sanctions.

That during the period from November, 2017 to April, 2018 there was some dispute with civil our contractor and the contractor was changed and during the said change over all the construction material has been removed and new material placed on the site.

That the retired partner is hell bent upon to blackmail the firm, has also lodged various complaints against the partners and the same are being defended tooth and nail in the courts of law. The said complaints are not in respect of the construction activity as there is no single violation.

Since the retired partner has failed to stop the construction activities, he is lodging false complaints through others to harass the present partners and to stop the construction activity.

For ASSETS REALITY

PARTNER

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This is to further state that whart ever temporary Sheds are there would be removed before obtaining the completion certificate. The firm has also paid the development and other charges to the council as per the bills sent by the council. If any other tax is to be paid by the firm, please feel free to inform us so that necessary payment will be made.

This is further place on record that initially the row house Nos. 9 and 17 were consisting of one hall, one kitchen and two bedroom under plan bearing No. KBNP / NRV / BP / 324 – 2015 – 16, unique No. 166 dated 12th January, 2016. The said permission has been revised and the row house Nos. 9 and 17 have been converted to one hall, one kitchen and three bedrooms under plan bearing No. KBNP / NRV / BP / 7825 / 2016 – 17, unique No. 96 dated 26th October, 2016. So there has been no illegal change in the number of units in the row house phase.

That the area of the land under construction and the area as mentioned in the title documents are same and there is no discrepancy in that respect.

This is to further inform that the firm has already finalized to take the adjacent land bearing Survey no. 12 Hissa No. 2 belonging to Agivale Family and Kadav Family.

That when the project was started the provisions of the Maharasthra ownership flats Act were applicable but after April, 2017, the provisions of RERA are applicable and as per the said provisions of RERA, the amounts at the disposal of the developers have considerably reduced as only 70 % amount is available for disposal and which amount is utilized in the ongoing constructions activity and hence the agreement with the Agivali family and Kadav family are pending as the huge amount is to be paid towards the consideration of the land. The firm is making arragemen of funds from outside and within next one or more month, the firm will produce the agreement copy of the land belonging to the Agivale family and kadav family. That since the adjacent land is to be acquired for development purpose, the

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compound wall has not been constructed and the same is left as it is so that the two lands will be amalgamated with each other.

The firm think that the above said clarifications will clear any doubts in the minds of the officer of the council.

That if still any doubts are remaining to be clarified then in that case the council can inspect the site at any time, if any discrepancies still pursists as pointed by the council,, the firm will take necessary steps to clear the same.

Yours faithfully,

For Assets Reality,

18/06/2018

Ritesh Mishra.

Attached herewith find the following :

[1] Retirement Deed,

[2] complaint against the contractor and retired partner for destruction of construction material.

[3] Court issued against the retired partner u/s 420, 406 r/w 34 of IPC.