



Shrutika Construction

Builders & Developers

Thacker Tower, Plot No. 86, Sector - 17, Near Saraswat Bank, Vashi, Navi Mumbai 400 703. Email : shrutikaconstruction@yahoo.in

12th June 2013

To:
The Chief Officer,
Kulgaon-Badlapur Municipal Council,
Kulgaon,
Badlapur.

Sir,

Sub: Reply to your notice Outward No. KBNP/NRV/1157/2013-14.

1. With reference to above, I would like to submit that Shri Prabhakar Waman Oak and Shri Shrinivas Waman Oak, herein after called the said Oak for the sake of brevity, were the owners of land, admeasuring area about HRP 1-42-7. Pot Kharaba 0-51-7, at Village Kharvai, Taluka Ambernath, Dist. Thane. It is also an admitted fact that out of the above said land, land admeasuring area about 0-60-0 was sold by the said Oak to Shrimati. Charubai Harishchandra Dhumal by way of Sale Deed dated 07.12.2009, which was confirming the original Agreement for Sale dated 30.08.1987 thereby the entire rights of admeasuring area about 60Guntha was given for ever to Shrimati. Charubai Harishchandra Dhumal. In sale Deed, para-2, clearly shows that the possession of the land in question was given by the said

स्वीकारले
आवक - जावक लिपीक
कुलगंव-बदलापूर नगरपंचायत
दि १२/०६/२०१३ सं.५२१





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Oak to Shrimati. Charubai Harishchandra Dhumal by showing four corner and there was no dispute in respect of possession at the time of execution of Sale Deed.

2. That it is pertinent to note that the property in question is cultivating by the forefathers of Shrimati. Charubai Harishchandra Dhumal and the records show that prior to 1942 this property was in possession of forefathers of Shrimati. Charubai Harishchandra Dhumal

3. That after execution of Sale Deed by the said Oak in favour of Shrimati. Charubai Harishchandra Dhumal, the Pherphar was effected and the name was recorded in the Revenue records.

4. That on 12.12.2011 the Agreement for Development was executed, which was duly registered before the Sub-Registrar of Assurances by Shrimati. Charubai Harishchandra Dhumal in favour of M/s. Shrutika Construction, herein after called the Builder for the sake of brevity. The Builder has spent more than Rs. 16 lakhs for registration of documents as well as as per the terms and conditions of the Agreement, the payment was made



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by them to Shrimati. Charubai Harishchandra Dhumal. Before taking the land in question for development, the four corners were decided, which was shown by the said Oak to Shrimati. Charubai Harishchandra Dhumal and apart from that the Application for measurement was given to the Office of TILR and accordingly on payment of Rs. 1,41,000/-, the competent authority has measured the above said property by giving notices to all the adjacent land owners, which includes the said Oak also. The notice was duly received by the said Oak and the date of survey was fixed on 13.01.2012. The said Oak has not taken any objection at the time of fixing the boundaries by the Office of TILR and accordingly the map was issued by the authority.

5. That the survey was taken place with the consent and permission of Municipal Council and thereafter the plan was sanctioned by your Office by examining all the relevant document carefully. It is pertinent to note that the possession of 60 Guntha is with Shrimati. Charubai Harishchandra Dhumal since the date of execution of Agreement as well as Sale Deed. She is





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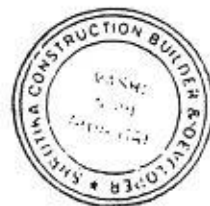
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cultivating on the land. The Revenue records itself show that the property in question is in possession of Shrimati. Charubai Harishchandra Dhumal only.

6. That after sanction of the plan, the Application for N. A. was submitted and accordingly before passing the order of N. A., public notice was issued by the competent authority and no one has objected for passing the order of N. A. and accordingly, the N. A. Order was passed in favour of the Builder.

7. That after sanction of the plan, the construction work is started by the Builder and as on today the slab of fifth floor is over and the slab of sixth floor is due and definitely the Builder has spent huge amount for developing the said land. Definitely, the construction work is going on since last more than one year and definitely the said Oak will have knowledge in respect of construction of the above said land. The rate of the land is increased considerably and the land which was sold by the said Oak for Rs. 35,000/- is raised upto crores of rupees and with intention to extract huge amount from Shrimati. Charubai Harishchandra Dhumal, false and frivolous objection are





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taken by them. As per our knowledge there is no prohibitory order from the Hon'ble Court in R. C. S. No. 56/2013.

8. That the plan was sanctioned by your Office not only examining the documents but also physical inspection and Shrimati. Charubai Harishchandra Dhumal is residing on the said land only and she is having her own house, which is duly assessed by your Office.

9. That at the time of handing over the possession by the said Oak, the boundaries were shown in all four corners, which is specifically mentioned in Sale Deed in para-2. Therefore, there is not at all any kind of doubt or dispute in respect of boundries of the property and the construction work is going on within the four corners of land of Shrimati. Charubai Harishchandra Dhumal only. It is also pertinent to note that all the material facts were disclosed by the Builder at the time of obtaining Commencement Certificate and the plan was sanctioned after examining all the relevant documents, which are necessary for sanctioning of the plan.



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Mob.: 98674204



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10. You are, therefore, requested to kindly reject the objection filed by the said Oak on 25.02.2013 and 31.05.2013 through their Power of Attorney Holder, Mr. Ajam Yusuf Kohari, for which we shall remain grateful to you.

Thanking you,



Yours faithfully,
For SHRUTIKA CONSTRUCTION

Proprietor

Enclosure :

1. Sale Deed Between Shrinati Charubai Harishchandra Dhumal & Shri. Prabhakar Waman Oak / Shri. Shrinivas Waman Oak .
2. Notice-Issued By Office of TILR.