

CLARIFICATION

Herein the clarification issued by M/s. Seven Construction, a registered Partnership Firm, through its Partners Mr. Faizan Feroz Sait and Noorani Corbel Developers Pvt. Ltd. (NCDPL), represented by its Director Mr. Qais Bhavnagari Noorani and others is as follows;

We are the absolute owners of the property bearing CTS No. 4861/1/N, from out of Old R S No. 1369/1B/2, measuring 4840 Sq. Yds. i.e. in all measuring 40 Gunthas (1Acre) situated at Jadhav Nagar, Belagavi,; (Herein after to refer as the Said Property), wherein we are carrying out the construction of our residential project "The Seven".

We purchased this property from Mrs. Sayali Praveen Katwa vide registered Sale Deed dated 25/11/2013, registered in the office of the Sub Registrar of Belagavi.

The said property was purchased based on the following documents issued/sanctioned by the Department of Land Records, Deputy Commissioner Belagavi, and Belagavi Urban Development Authority;

- The village map prepared by then British Government by carrying out a survey before the year 1920. – **There is no Nala or water course in the entire survey number 1369.**
- The Deputy Commissioner Belagavi, in his office NA order No: RB/LNA/SR/I/7 1972-73 Dt:17/02/1973 has converted the entire extent of land ie RS No:1369/1B/2 measuring 1 Acre for residential use. - There is no POT KHARAB A or B in our 1 acre extent of land.
- The said land was reserved for Residential use in the Comprehensive Development Plan (CDP 1993) approved by the Urban Development Department -Government of Karnataka(UDD GoK). Based on this and the NA order issued by the Deputy Commissioner, the Belagavi Urban Development Authority (BUDA) Sanctioned the Single Plot Residential Layout as per The Karnataka Town and Country Planning Act -1961,Section 17, earmarking the entire extent of 1 Acre for residential use through its office order No:BUDA/PLN/LAY/CR/88/2011-12/4479 dated 26/10/2011 in favour of Smt. Sayali Praveen Katwa.
- The entries made in the Record of rights (RTC) since 1973 till date do not mention any Nala or watercourse, neither do they mention any POT KHARAB land.

If at all there was any Nala or watercourse through the said property there would have been a mention of it in the RTC.

- The Assistant Director of Land Records(ADLR) City Survey, Belagavi has issued Plain Table (PT) Sheet to Smt. Sayali Praveen Katwa on 10-01-2011 showing the entire extent of 1 Acre land in R S No 1369 & CTS No 4861/1. There is no Nala or Water Course in the entire RS No 1369 & CTS No 4861/1.
- Till Date CTS PT Sheet and Property Extract (UTARA) issued by City Survey Office for CTS No 4861/1/N shows the entire extent of 1 Acre land purchased by us and there is no Nala or Water course flowing through it.
- Diary entries with the survey department dating as far back as 1970 do not mention any POT Kharab land or Nala or Water course.

- The Comprehensive Development Plan (CDP) prepared by BUDA and Approved by UDD GoK in the year 1993 and again in 2014 DOES NOT SHOW EXISTENCE OF NALA/ WATER COURSE through our Property.
- The BUDA has issued Land Use Certificates to us stating that the entire extent of our Property is reserved for Residential Use in the CDP's prepared in 1993 as well as 2014.
- The BUDA has also issued CDP extracts of 1993 and 2014 demarcating our property to the extent of 1 acre which does not show any Nala or water course through our property.
- The Commissioner, Corporation of the City Of Belagavi has issued building permission to construct residential building on the said property on 20-03-2015 in our name after scrutinizing all documents and verification of the status and nature of the said property.
- Further , The Commissioner, Corporation of the City Of Belagavi has issued Plinth Level Certificate through Office Letter No. CCB.BLD.SR -219/2014-15/N dt 15-07-2016 to proceed with the further construction.
- On 07/09/2017 A Joint Survey of the Land Records Department, BUDA and City Corporation was conducted and this survey will make it amply clear where the Alleged CDP Nala should have been flowing.

However, some people with vested interest and having political rivalry with our partner are filing false complaints and petitions to the various authorities complaining the existence of alleged nala through our property and making false allegation of the diversion of the nallah by us based on insufficient and false information.

Also, some self styled RTI Activists are trying to extract huge sums of money from us by filing RTI Applications and selectively disseminating false and incorrect information to the press and certain Vested Interests knowing full well the truth of the matter. We have them on video record and a criminal complaint has been filed against them on 07/09/2017.

Furthermore, upon superimposing the alleged CDP Nala on the layout's in the Survey Number 1369 and on the Google Earth Satellite image of the area, it will be clear through which properties the Alleged CDP Nala should be flowing.

We hereby, clarify that no such alleged nala/natural water course was in existence at any point of time through our property and we have proved the same time and again. Hence, we are issuing this declaration in public interest.

For the benefit of our Customers, Press, Electronic media and the general public at large, all the above referenced documents have been posted on the link <http://www.sevenconstructions.com/legal>.

These are all documents in the public domain and can be verified from the respective departments.

We further declare that in case if any individual or organization indulges itself in making false propaganda against our Company, Partners, Associates and/or our residential project "The Seven" or any false propaganda in existence of alleged nala in future through print media, electronic media, social media or any other form, then we will take appropriate civil and criminal action for defamation and damages caused to us by making false propaganda.

We humbly request the Print and Electronic media to verify the above mentioned facts and clarify the matter and not fall prey to one sided allegation.

Signed:

Faizan Feroz Sait(Partner)

Qais Noorani(Partner)