IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
  
Case No.: 23732 of 2024  
  
Petitioner: Vikas Vasant Khadye & Ors.  
  
Respondent: State of Maharashtra & Ors.  
  
AFFIDAVIT  
  
I, Ramesh Sanghvi, aged about 50 years, Indian national, and resident of 21A, Dr. D.N. Road, Mumbai - 400001, do hereby solemnly affirm and say as follows:  
  
INTRODUCTION  
  
1. I am the authorized representative of the Petitioners in the above-mentioned case. I am familiar with the facts of the case and the subject matter herein. I make this affidavit in compliance with the order dated 13th August, 2024, passed by this Hon'ble Court.  
  
FACTS OF THE CASE  
  
2. The property in dispute is known as "Tulsi Building," situated at 12, B.B. Marg, Mumbai - 400001 (hereinafter referred to as the "Property").   
  
3. The Property has been in the possession of the Petitioners since 1997. It is a commercial building with a total constructed area of approximately 15,000 square feet. The Property has been generating rental income for the Petitioners for over two decades.  
  
4. The Property was initially owned by the late Vikas Vasant Khadye, the first Petitioner herein. Upon his demise, the property was inherited by the co-Petitioners in accordance with the applicable laws of succession.  
  
5. The co-Petitioners are the legal heirs of the late Vikas Vasant Khadye and have been managing the Property since 2005.  
  
BENEFITS OFFERED (RENT & CORPUS DETAILS)  
  
6. The Property generates a substantial rental income for the Petitioners, which has been utilized for meeting the daily expenses and liabilities.  
  
7. The Petitioners have decided to partition the Property, pursuant to which the rental income generated from the Property shall be equitably distributed amongst the co-Petitioners, according to their respective shares in the Property.  
  
8. The total corpus of the Property is estimated to be approximately INR 120 Crores, based on the prevailing market rates. The Petitioners propose to distribute the corpus value amongst themselves, as directed by this Hon'ble Court.  
  
STATMENTS REGARDING COMPLIANCE WITH REGULATIONS  
  
9. The Petitioners affirm that the Property is in compliance with all relevant regulations, statutes, and by-laws, including those laid down by the Municipal Corporation of Greater Mumbai and the Fire Department.  
  
10. The Property has all necessary clearances, licenses, and approvals required for its commercial use. The Petitioners undertake to provide any additional documentation, as required, by this Hon'ble Court or any other competent authority.  
  
AFFIRMATION  
  
11. I, Ramesh Sanghvi, affirm that the contents of this affidavit are true and correct to the best of my knowledge, information, and belief. I understand that any false statements or misrepresentations in this affidavit can lead to criminal proceedings against me.  
  
DEPONENT  
  
Ramesh Sanghvi  
  
AGE: About 50 years  
  
OCCUPATION: Authorized Representative of the Petitioners  
  
ADDRESS: 21A, Dr. D.N. Road, Mumbai - 400001  
  
VERIFICATION:  
  
Verified at Mumbai, this \\_\\_\\_th day of \\_\\_\\_\\_, 2024.  
  
DEPONENT  
  
I, Ramesh Sanghvi, the deponent above, do hereby declare that the contents of the above affidavit are true and correct to the best of my knowledge and belief.  
  
DEPONENT  
  
Ramesh Sanghvi