

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

INTERIM APPLICATION (L) NO. 33467 OF 2024
IN
LAND ACQUISITION REFERENCE NO. 4 OF 2014

New Riviera Co-Op Hsg Society and 3 Others .. Applicants
V/s.

The Special Land Acquisition
Officer MHADA And 3 Ors. .. Respondents

WITH
LAND ACQUISITION REFERENCE NO. 4 OF 2014
WITH
INTERIM APPLICATION (L) NO. 33467 OF 2024
IN
LAND ACQUISITION REFERENCE NO. 4 OF 2014
WITH
LAND ACQUISITION REFERENCE NO. 6 OF 1995

Mr. Shriram Kulkarni a/w Ms. Sonia Miskin for Claimant Respondent No. 1

Mr. Y. S. Bhate a/w Mr. Y. R. Mishra i/b Mr. A. R. Verma for Acquiring Body -
Respondent No. 4.

Mr. Vasant Dhawan for Respondent Nos. 2(a) & 2(b)

Mr. Prashant Kamble, AGP for Respondent - State

CORAM : FARHAN P. DUBASH, J.

DATE : 5th FEBRUARY 2026

P.C.:

1. Mr. Kulkarni, learned Counsel who appears on behalf of Respondent No.1 tenders a copy of an Affidavit dated 29th January 2026 of one Mr. Narayan Balkrishna Dharmadhikari (**RW-2**), who is stated to be an Architect, Engineer and a Government Approved Valuer. He is present in Court today and identifies his signature appearing on page 12 of the said Affidavit and confirms that its contents are true and correct.
2. Considering this, the said Affidavit is taken on record and its contents are read as evidence on behalf of Respondent No.1.
3. RW-2 is shown the original valuation report dated 11th April 2017. He confirms his signature on the said report and states that the same has been prepared by him and its contents are true and correct. Considering this, the said valuation report with annexures is taken on record and marked as **Exhibit RW-2/1**.
4. The Registration Certificate dated 20th February 1976 issued by the Income Tax Department in favour of RW-2 is taken on record and marked **Exhibit RW-2/2**.

5. The Registration Certificate dated 9th September 1991 issued by the Income Tax Department in favour of RW-2 is taken on record and marked **Exhibit RW-2/3**.

6. RW-2 is shown a chronology dated 29th January 2026 which runs into five pages. He confirms that the said chronology has been prepared by him and identifies his signature that is appearing therein. He also confirms the contents of the said chronology and accordingly, the contents of the chronology shall be read in evidence as the testimony of RW-2.

7. No other documents are tendered by RW-2.

8. The Court Commissioner, who is already appointed in the matter shall now proceed to record the evidence of RW-2. Considering his advanced age, it is expected that cross-examination should be conducted as expeditiously as possible.

9. Mr. Bhate, learned Counsel who appears on behalf of Respondent No.4 and Mr. Vasant Dhawan, learned Counsel who appears on behalf of Respondent Nos. 2(a) and 2(b) assure this Court that they would try and complete the cross-examination preferably, on or before 16th March 2026.

10. Considering this, the Court Commissioner is requested to file his report on or before 23rd March 2026 with a copy served to all parties.
11. Stand over to 26th March 2026.

(FARHAN P. DUBASH, J.)

Jyoti Pawar