

Plaintiff's witness No.01
Evidence recorded on oath-

Cross-examination of PW 01 by Ad. Shri. S. V. Dhakras for defendant :-

26. I am having knowledge relating to instant matter. It is correct to say that there was lease agreement in between plaintiff and defendant in the year 2005. I do not know whether any grievance has been lodged to any forum relating to conditions which are not agreed by plaintiff. It is correct to say that there is provisions of rent in agreements executed in between plaintiff and defendant from time to time. I do not know whether letter was issued in the year 2008 by plaintiff to defendant. I do not know whether committee was formed for assessing rent amount which was to be paid by plaintiff to the defendant. I do not know whether any information relating to enhance rent amount. I do not know whether defendant has replied to us on 21.02.2011. I do not know whether plaintiff has issued letter to the defendant on 14.06.2014. I do not know whether plaintiff has issued any letter to the defendant relating to renewal of fresh rent agreement. I do not know whether plaintiff has issued notice to the defendant on 27.09.2019. I do not know whether plaintiff has claimed rent as per Lease Agreement (Exh.26). It is correct to say that the plaintiff company has having number of outlets in Thane city. There is one outlet on Ghodbunder Road. We have closed our delivery points in Thane city. It is correct to say that out company having 'D' Mart brand and our business is carried out through 'D' Mart brand. It is not correct to say that 'D' Mart carries business through E-commerce. Witness now volunteers that contents of para No.1 of Exh.23 is correct. It is not correct to say that we can carry out our business by E-commerce. It is not correct to say that sole post office is situated in the suit property on Ghodbunder Road, Thane. Defendant might provide various services through its office.

27. I am not personally aware relating to Fair Rent Assessment Committee and its correspondence. It is not correct to say that claim made in the suit is excessive. It is not correct to say that we do not require suit property for our use and postal authority requires same for their requirement. It is not correct to say that defendants are depositing enhance rent with the plaintiff. It is not correct to say that and as such there is no cause of action to the present suit. It is not correct to say that for cancellation of rent agreement we have filed false suit and deposing falsely.

Cross-examination is over.

No re-examination.

R.O. & A.C.

Place : Thane

Date : 01.08.2025.

(S. V. Dindokar)

Jt. Civil Judge S. D., Thane