



- 1) We have acquire the land admeasuring 19.45 acres bearing Gut No. 124, Village Gandhell, Taluka & District Aurangabad from the Sahara Group of Companies vide Conveyance Deed registered with The Sub-Registrar at Aurangabad Serial no. 3673/2016 on 16/09/2016 together with obligations to refund an aggregate deposit amount of Rs.9,22,83,101/- Paid by the persons listed therein. Out of the said aggregate deposit an amount of Rs. 1,34,68,090/- has been refunded to various persons till date and the balance deposit amount outstanding as on date is Rs. 7,88,15,011/-.
- 2) The Sahara Group of Companies (previous owner) had availed deposits from proposed purchasers for their bona fide interest to acquire a unit in the project. The total amount thus accepted by the previous owner comes to Rs. 9,22,83,101/- from various customers. The obligations to refund the said amount has been taken over by we; the present owner, which we have been doing.
- 3) The flow of the ownership of the Promoter pertaining to the said Land has been disclosed in the title report of the advocate, a copy whereof has been uploaded separately on the RERA Website.
- 4) Presently we are registering the real estate project known as Divine City, Type "A" plots having 52 plots of different sizes for Sale, as phase-II.
- 5) We have already applied for the revised building plans vide application dated 14/03/2017 for constructing 4 buildings consisting of apartments and shops on the group housing plot no.3 on the aforesaid land. The same will be registered as a new project as and when revised building permission is obtained from the CIDCO, as subsequent phases.
- 6) We would further like to declare that there are some depositors who had initiated litigations which are pending before District Consumer Forum /State Consumer Commission filed against the previous owner towards the refund of application/booking amount/Deposit along with the



compensation. The details of such depositors are as follows for your reference.

SR NO	CASE NO.	CUSTOMER NAME	STATUS	APPEAL NO.	CURRENT STATUS
1	CC/16/241	VIJAYSING G SURYAVANSHI	NOT KNOWN	NOT KNOWN	NOT KNOWN
2	CC/16/487	SHAMRAO BHOSLE	PENDING	XXXXXXX	31/08/2017 FOR STEPS
3	CC/16/555	NANDLAL SHIVLAL RATHI	ALLOWED	A/482/17	03/08/2017 FOR ADMISSION
4	CC/16/205	PRAFUL BHANUSHALI	ALLOWED	A/162/17	23/08/17 FOR HEARING
5	CC/16/206	DHANESH BHANUSHALI	ALLOWED	A/165/17	----- ^a -----
6	CC/16/209	GUNWANTE AHILYABAI	ALLOWED	A/181/17	----- ^a -----
7	CC/16/210	BAHURE KSIHANSING	ALLOWED	A/163/17	----- ^a -----
8	CC/16/208	GURUDEEP PARMAR	ALLOWED	A/164/17	----- ^a -----
9	CC/16/166	Y. JANARDHAN RAO	ALLOWED	A/166/17	----- ^a -----
10	CC/16/207	NIRMALA SHINDE	ALLOWED	A/167/17	----- ^a -----
11	CC/16/396	VISHNUDAS DHANKANI	ALLOWED	A/168/17	----- ^a -----
12	CC/17/77	RAHUL DIWAKAR KALE	NOT KNOWN	NOT KNOWN	NOT KNOWN
EXECUTION PETITIONS					
1	EA/17/65	DALJEETSING CHHABADA	PENDING	31/08/17	
2	EA/17/66	BHANDARI RAJENDRA SURENDRA	PENDING	31/08/17	
3	EA/17/67	AVANTI ANIL SAVE	PENDING	31/08/17	
4	EA/17/67	BAGGA AMARJEET SINGH	PENDING	31/08/17	
5	EA/17/69	MANINDER KAUR CHHABADA	PENDING	31/08/17	
6	EA/17/70	AVNITH ANIL PATIL	PENDING	31/08/17	
7	EA/17/71	PRADEEP BALIRAM PATIL	PENDING	31/08/17	
8	EA/17/72	GURDHISH SINGH GILL	PENDING	31/08/17	
9	EA/17/73	AJMANI RAVINDER SINGH	PENDING	31/08/17	
10	EA/17/74	RAVINDER SIGH AJMANI	PENDING	31/08/17	
11	EA/17/75	Y. JANARDHAN RAO	PENDING	31/08/17	
12	EA/17/76	PRAFUL BHANUSHALI	PENDING	31/08/17	
13	EA/17/77	DHANESH J BHANUSHALI	PENDING	31/08/17	
14	EA/17/78	VISHNUDAS B DHANKANI	PENDING	31/08/17	

Since, the above mentioned cases are related to refund of deposits on group housing plots out of the larger land, the present phase under registration of Divine City Type -A Row Houses Plots out of the approved layout of larger land, has no litigation pending or decided except as mentioned below:-



6	09/16/209	GUNWANTE AHILYABAI	ALLOWED	A/181/17	
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7) We/solemnly declare that whatever is stated by us/me in the above paras is true and correct to the best of our/my knowledge and belief and we/i believe the same to be true.

Thanking you,

Yours faithfully,

For Divine Ventures

Deponent

Pankaj Lokchand Pande

Partner

Ravindra Babulal Jain

Partner

Gurvindersingh Kuldeepsingh Tuteja

Partner

Date: 30/07/2017

Place: Aurangabad

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me _____ at on _____ this day of _____

Deponent



BEFORE ME

C.R. BHARASWADKAR B.COM, LL.C
ADVOCATE & NOTARY GOVT. OF INDIA
AREA AURANGABAD DIST.
Mob. No. 9733212711
Reg. No. 1077