



महाराष्ट्र MAHARASHTRA साठी / On 2017 Affidavit Annexure-1 AH 955267

मुद्रांक विक्री नोंदवही अनुक्रमांक	92096	दिनांक	16 JAN 2018
मुद्रांक विकत घेणाऱ्याचे नांव	हर्ष गोविंद गुलदेव सामर्थे		
रहिवासीचा पत्ता -	माताई अमरावती		
मुद्रांक विकत घेणाऱ्याची सही	[Signature]		
परवानाधारक मुद्रांक विक्रेत्याची सही	[Signature]	परवाना क्रमांक -	39090006
मुद्रांक विक्रेत्याचे नांव : सौ. पी. एस. देशपांडे			
मुद्रांक विक्रीचे ठिकाण / पत्ता जय विश्वभारती कॉलनी, औरंगाबाद			

DECLARATION FOR ENCUMBRANCE AND CONSUMER LITIGATIONS

DIVINE VENTURES, (PAN-AAMFD3298) a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Plot No. 124, Beed Bye-pass Road, Village Gandheli, Dist. Aurangabad-431007.

We the promoters of DIVINE VENTURES, DIVINE CITY TYPE-A PLOTS PROJECT do hereby declare and disclose hereunder:-



- 1) We have acquire the land admeasuring 19.45 acres bearing Gut No. 124, Village Gandheli, 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. 2,03,40,235/- has been refunded to various persons till date and the balance deposit amount outstanding as on date is Rs. 7,19,42,866/-.
- 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 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	Court Name	APPEAL NO.	CURRENT STATUS
1	CC/16/487	SHAMRAO BHOSLE	PENDING	District Consumer Forum	XXXXXXXX	/ /2018 FOR STEPS
2	CC/16/555	NANDLAL SHIVLAL RATHI	ALLOWED	State Commission	A/482/17	05/02/2018 FOR ADMISSION
3	CC/17/77	RAHUL DIWAKAR KALE	Case closed by Consumer Forum	District Consumer Forum		

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 -ARow Houses Plots out of the approved layout of larger land, has no litigation pending or decided.

- 6) 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

PankajTrilokchandPande
Partner

RavindraBabulal Jain
Partner

GurvindersinghKuldeepsinghTuteja
Partner

Date: 15/01/2018

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



ATTESTED
[Signature] 27/10/18
Vinayak U. Pandit
B.A.L.L.B.
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG. NO.10466

Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.
Reg. No.10466

