

महाराष्ट्र MAHARASHTRA / Only for Affidavit Annexure-I AK 075648

26 MAR 2018

मुद्रांक विक्री नोंदवही अनुक्रमांक ९६०९५

मुद्रांक विकत घेणाऱ्याचे नांव डिव्हाईन व्हेन्चर्स तर्फे विशाल देशपांडे पवार

राहिवासीचा पत्ता - औरंगाबाद

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही- परवाना क्रमांक - ३१०१००८

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, VillageGandheli, Taluka& District Aurangabad from the Sahara Group of Companies vide Conveyance Deed registered with The Sub-Registrar at Aurangabad Serial no. 3673/2016 on 16/09/2016together 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. 2,18,60,440/- has been refunded to various persons up to 31/03/2018 and the balance deposit amount outstanding as on date is Rs. 7,04,22,661/-.

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 sizesfor Sale, as phase-II.

5) We would further like to declare that there are some depositors who had initiatedlitigations 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	CLOSED ON 4TH APRIL 2018
2	CC/16/555	NANDLAL SHIVLAL RATHI	ALLOWED	State Commission	A/482/17	NEXT HEARING 14TH JUNE 2018
3	CC/17/77	RAHUL DIWAKAR KALE	Case closed by Consumer Forum	District Consumer Forum		NEXT HEARING 20TH JUNE 2018

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: 15/04/2018
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

NOTARY * GOVT. OF INDIA * V.U. PANDIT AURANGABAD DIST. Reg. No. 10466 Exp. Dt. 27/10/2018

BEFORE ME 05/05/18

Vinayak U. Pandit
B.A.LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG. NO.10466

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

NOTARY * V.U. PANDIT AURANGABAD DIST. Reg. No. 10466 Exp. Dt. 27/10/2018 * GOVT. OF INDIA *