



महाराष्ट्र MAHARASHTRA

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AG 530530

फक्त प्रतियापत्रासाठी / Only For Affidavit Annexure-

सुशोभ प्रभुस लिपीयः  
स. १०. ३०. १०. १०. १०. १०.

मुद्रांक विभागीय नोडबली अनुक्रमांक ३१७ दिनांक 121 MAY 2018  
मुद्रांक विक्रय योजनाचे नॉव डिपॉझिट ऑव्हर  
रजिस्ट्रार जनरल - सावित्री प्रकाश सावनेर  
मुद्रांक विक्रय योजनाचे नॉव डिपॉझिट ऑव्हर  
परवानामाक मुद्रांक डिपॉझिट नॉव डिपॉझिट  
मुद्रांक विक्रय योजनाचे नॉव : सौ. पी. एन. देवराडे  
मुद्रांक विभागीय डिपॉझिट / पत्ता जय विश्वभारती कॉलनी, औरंगाबाद

DECLARATION FOR ENCUMBRANCE AND CONSUMER LITIGATIONS

DIVINE VENTURES, (PAN-AAMFD3298B) 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 acquired the land measuring 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. 2,49,08,281/- has been refunded to various persons up to 30/06/2018 and the balance deposit amount outstanding as on date is Rs. 6,73,74,820/-.
- 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.



| Sl. 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/17/77  | RAHUL DIWAKAR KALE | Case closed by Consumer Forum | District Consumer Forum |            | CLOSED ON 28 <sup>th</sup> JUNE 2017 |

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

Pankaj Trilokchand Pande  
Partner

Ravindra Babulal Jain  
Partner

Gurvindersingh Kuldeepsingh Tuteja  
Partner

Deponent

Date: 14/07/2018

Place: Aurangabad

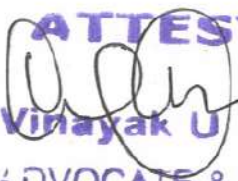
Verification

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**  
  
**Vinayak U. Pandit**  
B.A.L.L.B.  
ADVOCATE & NOTARY  
GOVT. OF INDIA AURANGABAD DIST.  
REG. NO. 10466

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

