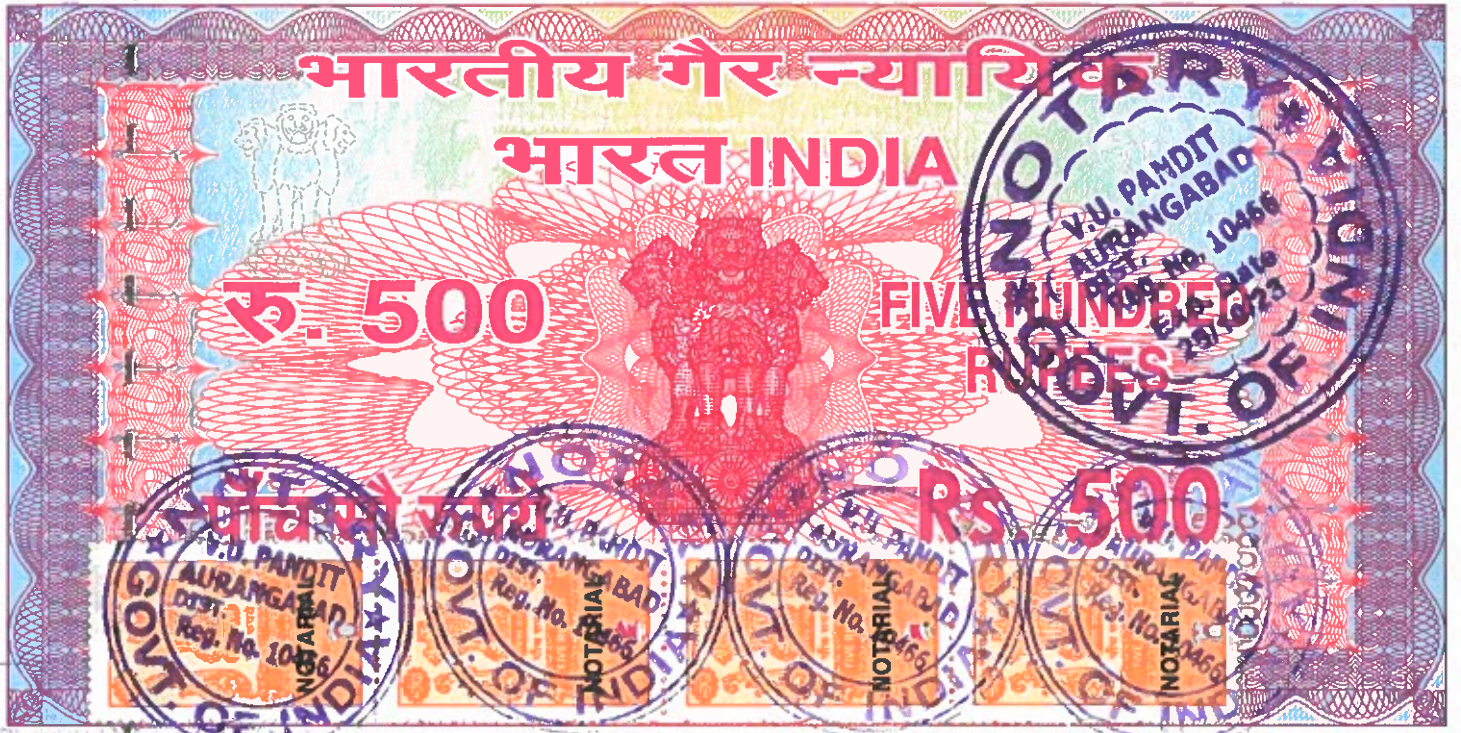




महाराष्ट्र MAHARASHTRA

फक्त प्रतिज्ञापत्रा साठी / Only For Affidavit Annexure-1

09 JAN 2019

2018

दिनांक 31 JAN 2019

AN 679442

|                                                               |                           |        |             |
|---------------------------------------------------------------|---------------------------|--------|-------------|
| मुद्रांक विक्री नोंदवरी अन्वयनांक                             | २२/११                     | दिनांक | 31 JAN 2019 |
| मुद्रांक विकत घेणाऱ्याचे नाव                                  | डीव्हिन व्हेंचर्स         |        |             |
| रहिलेल्या पत्ता -                                             | आदीप गुलेश्वर आनंद        |        |             |
| मुद्रांक विकत घेणाऱ्याची पत्ता                                | आनंदी औरंगाबाद            |        |             |
| परवानाधारक मुद्रांक विकत घेणे                                 | PSA परवाना क्र. - ३९०१००८ |        |             |
| मुद्रांक विक्रेत्याचे नाव : सौ. पा. एस. देशपांडे              |                           |        |             |
| मुद्रांक विक्रीचे ठिकाण / 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 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 16/09/2016together 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. 3,53,31,631/- has been refunded to various persons up to 31/12/2018 and the balance deposit amount outstanding as on date is Rs. 5,69,51,470/-.
  - 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.

**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.**

5) 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



Deponent

Ravindra Babulal Jain  
Partner



Gurvindersingh Kuldeepsingh Tuteja  
Partner



Date: 03/01/2019

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 7th this day of Feb 2019

Deponent



**BEFORE ME**  
  
**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

