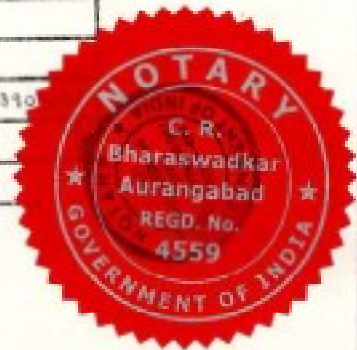




महाराष्ट्र MAHARASHTRA राज्य / Only for Affidavit Annexure-4
 29 JUL 2017
 2
 मुद्रांक प्रमुख लिपिक
 स. को. अ. औरंगाबाद.

मुद्रांक दिवस नोडलरी अनुमति	29 JUL 2017
मुद्रांक दिवस प्रमाणपत्र नं.	डिवाइन केचु
संस्थापक पता -	हर्तारु श्रीदिगु शुक्ल शतपुते
मुद्रांक दिवस प्रमाणपत्र नं.	आर. 340
मुद्रांक दिवस प्रमाणपत्र नं.	340
मुद्रांक दिवस प्रमाणपत्र नं.	340
मुद्रांक दिवस प्रमाणपत्र नं.	340



FORM 'B'
 [See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
 SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
 PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. 1) Pankaj Trilokchand Pande 2) Ravindra Babulal Jain 3) Gurusundersingh Kuldeepsingh Tuteja promoter of the proposed project / duly authorized by the promoter of the proposed project, vide partnership deed dated 27 July 2016,

We, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



4079. That We / promoter have / has a legal title Report to the land on which the development of the project is proposed

NDV
That the project land is free from all encumbrances except as mentioned below :-

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are as under:-

- a) We promoter have acquired 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. 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/-.
- b) 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:-

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	XXXXXXXXX	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	-----"
6	CC/16/209	GUNWANTE AHILYABAI	ALLOWED	A/181/17	-----"
7	CC/16/210	BAHURE KSIHANSING	ALLOWED	A/163/17	-----"
8	CC/16/208	GURUDEEP PARMAR	ALLOWED	A/164/17	-----"
9	CC/16/166	Y. JANARDHAN RAO	ALLOWED	A/166/17	-----"
10	CC/16/207	NIRMALA SHINDE	ALLOWED	A/167/17	-----"
11	CC/16/396	VISHNUDAS DHANKANI	ALLOWED	A/168/17	-----"
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	
	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	DIANESH 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 given below:-

1	CC/16/209	GUNWANTE AHILYABAI	ALLOWED	A/181/17	Due for Hearing on 23/08/2107
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- c) That the time period within which the phase II of the project shall be completed by me/promoter from the date of registration of project shall be 31/12/2018.
- d) (a) For new projects :
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- (b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR



(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project

- e) That the amounts from the separate account shall be withdrawn in accordance with Rule 5
- f) That We / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- g) That We/the promoter shall take all the pending approvals on time, from the competent authorities.
- h) That We/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
- i) That We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- j) That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Divine Ventures

1) Pankaj VijaychandPande
Partner

2) Ravindra Babulal Jain
Partner

3) Guruvindersingh Kulkdeep Singh Tuteja
Partner

Deponent

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.B
ADVOCATE & NOTARY GOVT. OF INDIA
AREA AURANGABAD DIST.
Mob. No. 9325212672
Reg.No. 4559