



महाराष्ट्र MAHARASHTRA

Only for Affidavit Annexure-1

दिनांक 16 JAN 2018

AH 955266

मुद्रांक विक्री नोंदवही अनुक्रममांक 92294

मुद्रांक विक्रीत घेणाऱ्याचे नांव दि. 16/1/2018

हस्ताक्षर - सविंदर सूर्यदेव सामंत

रहिवासीचा पत्ता - सा. 11/1, इ. 1/1, म. 1/1

मुद्रांक विक्रीत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही

मुद्रांक विक्रेत्याचे नांव : सौ. पी. एस. देशपांडे

मुद्रांक विक्रीचे ठिकाण / पत्ता जय विश्वभारती कॉलनी, औरंगाबाद

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) PankajTrilokchandPande 2) RavindraBabulal Jain 3) SuruvindersinghKuldeepsinghTuteja 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:

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

2. 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. 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/-.

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	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.

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

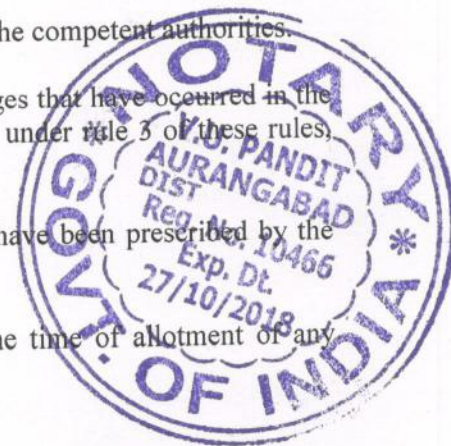
f) That We / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit 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 Trilokchand Pande
Partner

2) Ravindra Babulal Jain
Partner

3) Guruvindersingh Kuldeepsingh Tuteja
Partner

Date : 15/01/2018
Place : Aurangabad

ATTESTED

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

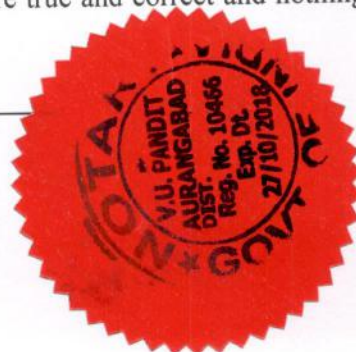
Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.
Reg. No. 10466

Deponent

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