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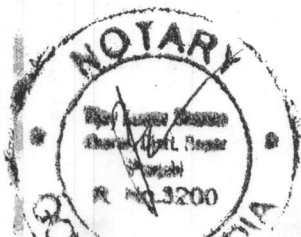
LETTER OF CONSENT

This Letter of Consent is made and executed at Kharan on 7th May 2019 between **Mr. Manmohan Singh S/o Sh. Charanjit Singh** R/o Khuni Majra Rasanheri SAS Nagar (Mohali) Punjab 140307 which expression shall mean and include all legal heirs, successors and permitted assigns, of the First part

And

M/s Leela Residencies Pvt. Ltd. a company incorporated and registered under the Companies Act, 1956, having its registered Office at Flat NO. 101, 102 & 103, Plot No. 6, DDA Local Shopping complex, Kirti Nagar, Furniture Block, New Delhi-110015, (hereinafter referred to as the **Company**) which expression shall mean and include all legal heirs, successors and permitted assigns, of the Second part

Whereas the First party has agreed to grant its consent for its self owned land bearing khasra no. 32//22 (4-07), 23/1(1-02), 32//23/2/1(0-12) in Orchid Greens, Sector 115, Greater Mohali, Punjab, with free will, sound disposing mind and having good state of physical health with regards to the said land admeasuring



Manmohan Singh
Charanjit Singh



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to the second party i.e. M/s Leela Residencies Pvt. Ltd. For development of apartment/ building/ commercial shops and construction thereon for the purpose of the sale as per the approved layout plan by the Competent authority under the provision of Punjab Apartments and Property Regulation Act, 1995(as amended from time to time) and/ or Punjab Municipal Act or any other law as per the prevailing law existing and applicable in this regard, in favour of the promoters, M/s Leela Residencies Pvt. Ltd. This consent specifically and categorically incorporates the following stipulations as well:

1. That the consent submitted by me/us in favour of the aforesaid promoter/ developer will be irrevocable and we shall not be entitled to revoke it at any stage under any circumstances.
2. That the land detailed herein before is solely owned and possessed by us and we have a clear and unencumbered title of the ownership.
3. That the said land is mortgaged with IIFL and the first party shall be liable to get the land free from mortgage and other encumbrances before the registry of this land is done in the name of second party.



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4. That no civil criminal or revenue or any other case is pending in any competent court with regard to ownership of the aforesaid land qua for which the consent is being furnished.
5. That the consent furnished by the first party will not only be binding upon them but upon all their legal heirs, executors, administrators, assignees, successor in interests as well etc.
6. That I/we further jointly and severally state we are the absolute solvent and the property is not liable to attachment qua any decree or order.
7. That the consent furnished by me is fully supported by documentary evidence i.e. record of rights (Jamabandi) for the year 2019-2020 which is attached herewith.
8. That the present consent will authorize the aforesaid promoter/ developer, i.e. the second party, to develop the buildings as per the updated/ renewed layout plans, make construction of apartments thereon and also book/sale apartments after entering into an agreement(builder buyer agreement) with intending purchasers and also obtain booking amount and further part payments from them not



Harjinder Singh

exceeding 100% of the total cost along with all the additional charges, taxes and other payables by the purchaser of the apartment in their name i.e. ' M/s Leela residences Pvt. Ltd.'.

9. That M/s Leela Residences Pvt. Ltd. And its intending purchasers/ end users shall have complete right without any conditions to use all the common areas and other common facilities of the project such as approach road, park, club, STP, and other all common facilities available/ to be facilitated for the entire premises of Orchid Greens.

10. That the ~~second~~ party shall be liable for developing and maintaining the entire common areas and common facilities such as park, internal roads, STP, rain water harvesting, transformer, water supply and any other common amenities for the project.

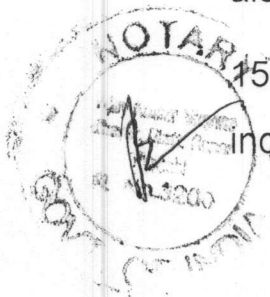
11. That all the necessary NOC's, and other approvals shall be obtained and renewed on timely basis by the first party and shall be facilitated to the second party.

12. That through this consent we have made true and full disclosure of all the facts without suppression of anything.

13. That the certificate from the advocate is attached herewith who has examined the revenue record and the record of concerned Sub-Registrar for the last 30 years.

14. That the first party shall not involve the second party in any dispute or pending job work for the already built up building and also the residents residing (which includes future residents of that building also) in that building/s.

15. That through this consent, we (the first party) undertake to indemnify any resident of the proposed colony/ apartment against



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any dispute between the first party and the promoter/ developer in that matter of utilization of land meant for roads, open area and other common facilities, etc.

16. That if at any subsequent time, it is found that any of the above statement made in this consent letter is not true and not based on the facts or documents, we undertake to indemnify PUDA/ GAMADA/ Development of Local bodies, Punjab or anyone to whom any loss and injury has been caused.

In Witness whereof, the parties, hereto have set their respective hands to these presents on the day, date and year mentioned below:

Place:

Date:

Witness:

1.

Vikas Malhotra
Flat # 183 B SDB House Sd/ab
- 126 Khara, Mohali

2.

Hardeep Singh

WITNESSED BY THE ABOVE SIGNED PARTIES.
As each read over & Explained to
Deponent/Executant who seems
to understand the same at

Hardeep Singh

ATTESTED

7/5/19
Notary, Khara (S.A.S. Nagar)

