



पंजाब PUNJAB

H 693604



### LETTER OF CONSENT

This Letter of Consent is made and executed at Mohali on 24/ May /2019 between **Mr. Jagdeep 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 (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

Jagdeep S/o Harmanvir K

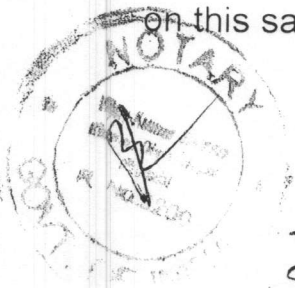


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12 Marla land to the second party i.e. M/s Leela Residencies Pvt. Ltd. For development of apartment/ building/ commercial shops and construction thereon for the purpose of the sale as per the approved layout plan by the Competent authority under the 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/me and we/I have a clear and unencumbered title of the ownership.
3. That the said land is free from all encumbrances and there I no litigation on this said land.



Jasdeep Singh Haran Singh





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 residencies Pvt. Ltd.'.

9. That M/s Leela Residencies Pvt. Ltd. And its intending purchasers/ end users/ residents of the building developed by the second part 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/I (the first party) undertake to indemnify any resident of the proposed colony/ apartment against 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

Jagdeep SSP Haranjan K.

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:

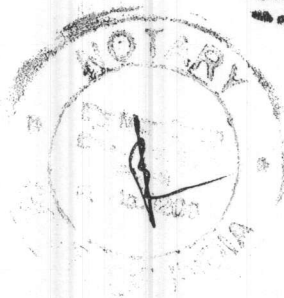
1.

*Handwritten signature*  
S/o Charnjit Singh Vill Khunirajra  
Teh Kharan Mohali

2.

*Handwritten signature* Jagdeep SSP  
*Handwritten signature* Hardeep

Before me the Affidavit/Statement  
has been read over & Explained to  
the Deponent/Executant who seems  
ready to understand the same at the  
time of making & signing the Document



**ATTESTED**

*Handwritten signature*  
24/5/19  
Notary, Kharar (S.A.S. Nagar)