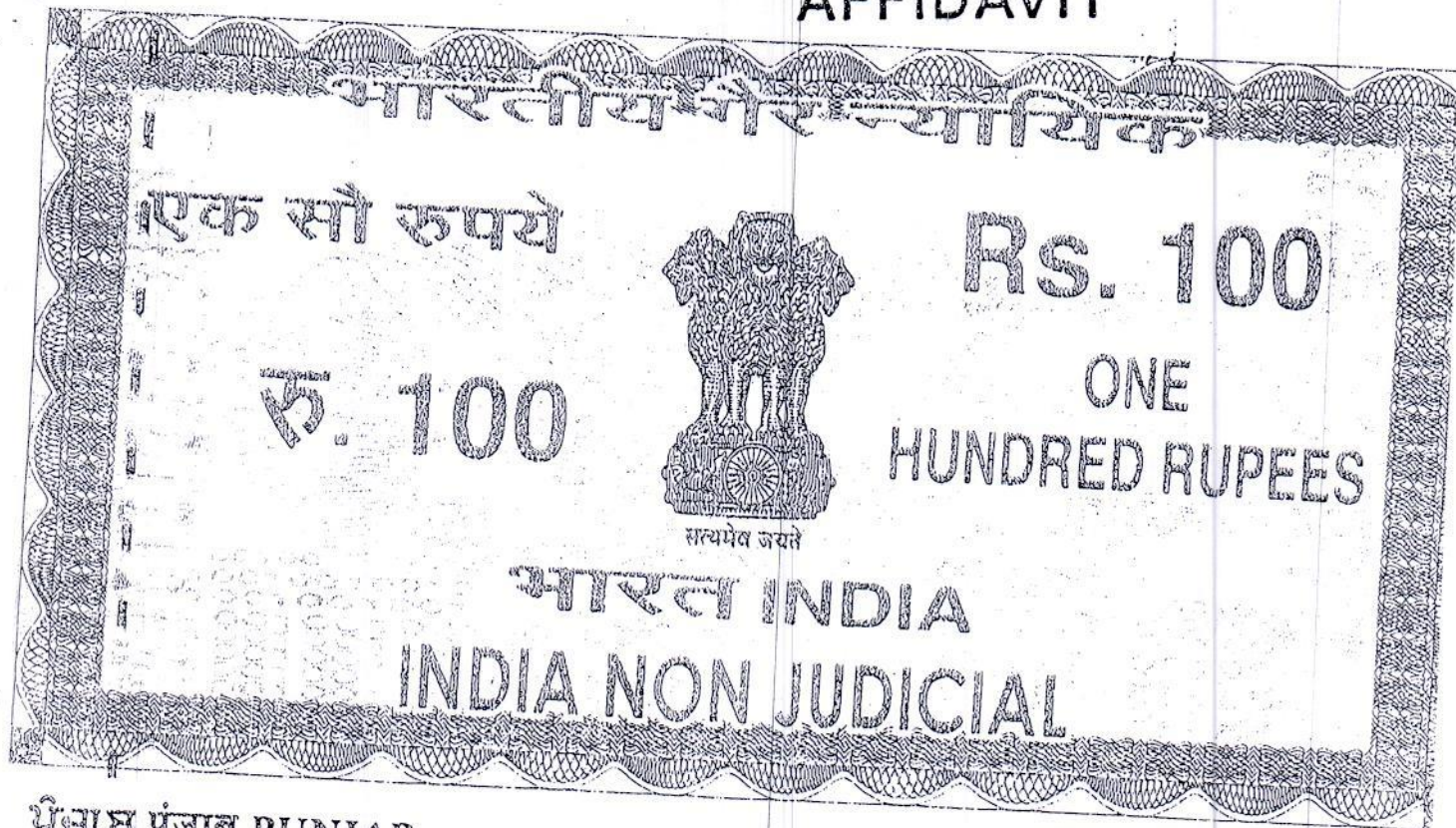


AFFIDAVIT



पंजाब PUNJAB

Z 358791

LETTER OF CONSENT

We, Ranjit Singh – Amrik Singh – Hari Singh – Raghbir Singh Sons of Sh. Chet Singh all Residents of Village Singhpura, Sub Tehsil Zirakpur, Distt SAS Nagar, Mohali.

do hereby confirm and declare that we are the sole and undisputed owner of land measuring 6 Bigha-16 Biswe comprised under khata No.71/81, 87/101, Khasra No. 945/640/2 (1-18), 946/640/2 (1-16), 641/1 (3-2) Kitte 3 Land 6 Bigha-16Biswe Situated in Village Singhpura, Sub Tehsil Zirakpur, Distt. S.A.S. Nagar, Mohali, Total Land 6 Bigha-16 Biswe (Hereinafter called "the said land") we, do hereby declare, confirm and tender our consent as per Section 3(2) (a) of the Punjab Apartment and property Regulation Act

महोदय सिंह जी

रजनीत सिंह

M/s Allwin Infrastructure Ltd.

अमरिंद सिंह

1995 (as amended from time to time) with free will, sound disposing mind and having a good state of physical health with regard to the said land measuring 6 Bigha-16 Biswe for the development of a colony/ Group Housing / Duplex / Triplex houses etc. by M/s ALLWIN Infrastructure Limited, Through its Director Mr. Ashok Garg S/o Sh. Des Raj Resident of Plot No.361, Industrial Area, Phase II, Panchkula for the development into apartment/ Building /Plot/ Commercial Building as per Section 2(e)(g)(f) of the aforesaid Act and construction thereon for the purpose of the sale as per approved layout plan by Competent Authority under the provisions of the 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 other prevailing law existing and applicable in this regard, in favour of the promoters, M/s ALLWIN Infrastructure Limited, Through its Director Mr. Ashok Garg S/o Sh. Des Raj Resident of Plot No.361, Industrial Area, Phase II, Panchkula, which is registered with PUDA/GMADA as a promoter under Section 21 of the aforesaid Act. This consents specifically, clearly and categorically incorporates the following stipulation as well:

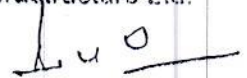
- 1 That the consent submitted by us in favour of the aforesaid promoter will be irrevocable and we shall not be entitled to revoke it at any stage under any circumstances.
- 2 That the land detailed herein before is solely owned and possessed by us and we have a clear and unencumbered title of the ownership.
- 3 That the said land is free from all type of encumbrances since last more than 30 years.
- 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 me will not only be binding upon us but upon all my legal heirs, executors, administrators, assignees, successor in interests as well etc.
- 6 That we further jointly and severally state that we are the absolutely 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 which is attached herewith.
- 8 That the present consent will authorize the aforesaid promoter to develop the colony as per approved layout plan, make construction of apartments thereon and also book plots/apartments after entering into an agreement with intending purchasers and also obtain booking money from them not exceeding 25% of the total due price as per the provisions of the Punjab Apartment & Property Regulation Act 1995 and Rules made there under. However, promoter shall not sell land further without getting the title of land transferred in his own name.
- 9 That through this consent we have made true and full disclosure of all the facts without suppression of anything.
- 10 That a 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.
- 11 That there is no encumbrance on the said property/land.
- 12 Those by the present of this consent we undertake to indemnify any purchaser of the promoter qua the plot/apartment in the event of any dispute between me/us and the promoter.
- 13 That through this consent, we undertake to indemnify any resident of the proposed colony/apartment against any dispute between myself and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.

14 That the consent shall be occupied of our land and if partially owned by a land owner, his consent will be accepted only after the division of the property got done by competent revenue authority. However, if the land is owned by different partners in joint ownership, then consent of all the partners of the land of the part of the Khewat shall be accepted jointly.

15 That if any subsequent time, it is found that any averment made in this consent letter is not true and not based on facts or documents, we undertake to indemnify PUDA /GMADA/ Department of Local Bodies, Punjab or anyone to whom any loss and injury has been caused.

M/s Allwin Infrastructure Ltd.



Director

Executant/s

Place:-Zirakpur

Date:-

Witness

1.

Ravinder Singh

S/o Suresh Singh

2. #515 Ph 3A Main,

Chandigarh

Sto Shishupal

#361, 1st Ave

Phad, P.A.L.

