



पंजाब PUNJAB

U 512624

LETTER OF CONSENT



Rs. 100/- on Indian Non Judicial Paper & Should the registered under the Registration Act 1908.

We Karnail Singh & Labh Singh S/o Sh. Hans Raj & Chajja Singh & Bhupinder Singh & Jagtar Singh S/o Sh. Dila Ram (9453/18020 Share) & Sukhwinder Singh S/o Sh. Share Singh (5371/18020 Share) R/o Village Dappar Tehsil Dera Bassi Distt S.A.S. Nagar, sole owner of land measuring 11 Bighas 14 Biswa bearing khewat No.1, khatoni no.2 to 4,8 to 12,12/1,13, khasra no.211(4-0),212(2-18),207/2(1-2),205/2(0-9),202/1(0-11),201/1(0-11),195/1(0-11),194/1(0-11),189/2(2-5),206/3(2-6),157/2(2-18),158/2(2-18),161/2(2-18),162/2(2-18),165/2(2-18),190/2(2-0),191/2(2-0),1012/175/2(0-2),1027/185/2(1-3),1017/177/1(0-8),186(4-0),1018/178(1-3),166/1(0-6),188/1(0-8),1205/187/1(0-8),1203/1015/177(3-7),1204/1015/177(0-2). Kite 27 Total Land Area 45 Bigha 01 Biswa Being 14820/18020 Share of 34 Bighas 18 Biswas 07 Biswasi. (Chajja Singh & Bhupinder Singh & Jagtar Singh & Sukhwinder Singh) And khewat No.1, khatoni No.2 to 4,8 to 12,12/1,13, khasra No.208(0-5),208/1(3-16),209/1(4-0),154/2(1-9),155/2(1-6),156/1(3-9),160/1(3-9),163/1(3-9),164/1(3-9),167/1(3-9),168(5-12),172(4-0),171(4-0),1006/170/1(0-10),1008/170(0-18),169(2-6),173/1(1-1),1011/174/1(1-2). Kite 18 Total Land Area 47 Bigha 10 Biswa Being 8600/1900 Share of 21 Bighas 10 Biswas (Labh Singh All Khewat/Saller Owner) & khewat No.1, khatoni no.2 to 4,8 to 12,12/1,13, khasra no.207/1(4-0),210(3-16),209/2(0-4),206/2(0-18),157/1(1-2),158/1(1-2),161/1(1-2),62/1(1-2),165/1(1-2),166/2(3-14),155/3(0-12),1206/187(3-0),156/2(3-13),160/2(2-7),163/2(2-7),164/2(2-7),167/2(2-7),188/2(3-12),1205/187/2(0-12),176(4-0),1014/175(1-9),1011/174/2(1-19),1006/170/2

(0-2), 173 /2(2-19), 1009/174(0-5), 1012/175/1(0-2), Kite 26 Total Land Area 49 Bigha 15 Biswa Being 17236/19900 Share of 43 Bighas 01 Biswas 16 Biswasi (Karnail Singh), **Total land 99 Bigha 12 Biswa 03 Biswasi** jamabandi for teh year 2012-13 falling in the revenue Estate of Dappar, in the hadbast no.20, Tehsil Dera Bassi, Distt S.A.S. Nagar hereby tender my consent as per Section 3(2) (a) of the Punjab Apartment And Property Regulation Act 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 land use of the cited land for the development of the colony into apartments/building/plots as per section 2(c) (g) (i) of the aforesaid Act and construction thereon for the purpose of sale as per approved layout plans by competent Authority under the provisions of the Punjab Apartment and Property Regulation Act 1995 (as amended from time to time) and as per the rules and regulations framed thereunder and also as per the other prevailing laws existing and applicable in this regard in favour of promoter **Sh. Baljit Singh & Ranjit Singh & Sanju Kumar S/o Sh. Diwan Chand R/o Village Lalru Tehsil Dera Bassi & Satpal S/o Sh. Balak Ram Village Umari Tehsil Thanesar, Distt. Kurkushitar**, who is registered with PUDA as a promoter under Section 21 of the aforesaid Act. This consent is specifically clearly and categorically incorporates the following stipulations as well:

1. That the consent submitted by me in favour of the aforesaid promoter will be irrevocable and I will not be entitled to revoke it at any stage under any circumstances.
2. That the land shown herein before is solely owned and possessed by me and I have got clear title of ownership.
3. That the land is free from all type of encumbrance since last 50 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 which the consent is being furnished.
5. That the consent furnished by me will not be only binding on me but upon my heirs, executors, administrators assignees etc.
6. That I further state that I am 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 right (jamabandi) for the year 2015-16 which is attached herewith.
8. That the consent will authorize the aforesaid promoter to develop the colony as per approved layout plan, make construction of apartment therein and also book plots/apartments after entering into an agreement with intending purchases and also obtain booking money from them, not exceeding 25% of the total due price as per the provisions of the Punjab Apartments and Property Regulation Act 1995 and rules made thereunder. However, promoter shall not sell the land further without getting the title of land transfer in his own name.

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9. That through this consent I 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 had examined the revenue record and the record of concerned Sub-Registrar for the year 30 years.
11. That there is no encumbrance on the property.
12. That by the present of this consent I undertake to indemnify and purchaser of the promoter qua the plot/apartment in the event of any dispute between me and the promoter.
13. That through this consent, I undertake to indemnify any resident of the proposed colony/apartment in toto against any dispute between me and the promoter in the matter of utilization of land meant for roads open areas and other common facilities etc.
14. That the consent should be accepted of the complete KHEWAT NO. only and if partially owned by a land owner his consent will be accepted only after the division of the property duly got done by competent Evidence Authority. However of land is owned by different partners in a joint ownership then consent of all the land owner of that part of land of KHEWAT shall be accepted jointly.
15. That if at any subsequent time it is found that any averment made in this consent letter is not true and not based on facts, documents. I undertake to indemnify PUDA or anyone else to whom any loss or injury has been caused.

Place

Executant

Date

Witnesses:

1. Subhinder Singh
2. Randeep Singh

Attested by:

[Signature]

[Signature]

[Signature]



[Signature]

[Signature]

[Signature]

[Signature]

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[Signature]

Attested to be True Copy

NOTARY PUBLIC
Dera Bassi, SAS Nagar (Mohali)