



पंजाब PUNJAB

AA 279615

### Letter of Consent

I/We Ghansham Dass S/O Sh. Kisan Dass, Mohan Lal S/O Sh. Manohar Lal, Vikram Kumar & Sunil Kumar S/O Ghansham Dass R/O Lalru Mandi, Tehsil Derabassi, District SAS Nagar (Pb) (Owner/s).

That I/We am/are owner/s of land measuring 38 Bighas - 09 Biswas - 19 Biswas bearing Khewat No. 72/3 Khatauni No. 226/3 Khasra No. 1033(3-18), 1034(4-0) Land 7 Bighas - 18 Biswa, 2919/3160 Share 7 Bighas - 05 Biswas - 19 Biswas, Khewat No. 47 Khatauni No. 137 Khasra No. 1020(6-0), 1021(6-0), 1022(4-0), 1023(4-0), 1024(4-0), 1025(3-14), 1026/2(3-10) Land 31 Bighas - 4 Biswas, Total Land 38 Bighas - 09 Biswas - 19 Biswas, Village Kaulimajra, MC Lalru, Tehsil Derabassi, District SAS Nagar, Jamabandi for the year 2013-2014. I/We hereby tender my/our 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 a colony into plots/ showrooms/ shops 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 there under and also as per the other prevailing laws existing and applicable in this regard in favour of promoter Sh. Darshan Singh S/O Sh. Bachan Singh R/O #2022, Phase-10, Mohali. This consent is specifically, clearly and categorically incorporates the following stipulations as well.

That I/We hereby give consent in favour of promoter Sh. Darshan Singh S/O Sh. Bachan Singh R/O #2022, Phase-10, Mohali and it is irrevocable for all the times to come and I/we shall not be entitled to revoke it at any stage under any circumstances.

*Signature of Ghansham Dass*  
*Signature of Mohan Lal*  
*Signature of Vikram Kumar*  
*Signature of Sunil Kumar*

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20-2-22

2. That the land bearing Khasra Nos. as mentioned above is owned and possessed by me/us and I/we have got clear title of ownership. I/we have previously delivered actual & physical possession of above said land to the above said promoter, for doing development work & empower the promoter to act accordingly as if I/we have acted, had I/we done so personally.
3. That no civil, criminal or revenue or any other case is pending in any competent court or authority anywhere in India with regard to ownership and possession of the aforesaid land for which the consent is being furnished.
4. That the land is free from all type of encumbrances since last 30 years.
5. That the consent furnished by me/us shall be binding on me/us and also upon my/our heirs, executors, administrators, assignees, etc.
6. That I/we further state that I/we am/our solvent and the above said property is not liable to attachment qua and decree or order of any court or authority of law nor is subject matter of any litigation.
7. That the consent furnished by me/us is fully supported by documentary evidence i.e. Record of Rights (Jamabandi) latest issued by Patwari, which is attached herewith.
8. That the consent authorize the aforesaid promoter to develop the colony as per approved layout plan, make construction of showrooms/ shops/ kothis thereon also book plots/ showrooms/ shops after entering into agreement with intending purchaser and also obtain booking money from them, not exceeding 25% of the total due price as per the provisions of the Punjab Apartment and Property Regulations Act, 1995 and rules made there under. I/we shall not dispute the expenses to be incurred by developer on development of my/our above said land and the developer shall be reimbursed duly in this regard by me/us or from price of earnest money of plots received by it agreed to be sold out of my above said land.
9. However, promoter shall not execute any sale deed of any portion of aforesaid land without getting the title of land transfer in its own name.
10. That through this consent, I/we have made true and full disclosure of all the facts without suppression of anything.
11. That there is no encumbrance on the property.
12. That I/we hereby confirm that till date I/we have not given any such consent qua my a/s land to any person and I/we undertake that I/we shall not give any such consent in future to any other person. I/we further agree and declare that I/we have not executed any agreement to sell nor will do in future and I/we shall not transfer, sell, gift, mortgage, exchange, alienate in any manner or encumber this property with any other person except with promoter (Sh. Darshan Singh) or at their instance or in favour of person of their choice.
13. That by the present deed of this consent I/we undertake to indemnify the purchaser of the promoter qua the plot/showroom/shop in the event of any dispute between me and the promoter or if any loss or damage out of my/our above said property or injury is caused to them.
14. That through this consent I/we undertake to indemnify all resident of the proposed colony regarding any dispute between me/us and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities, etc.
15. That incase the promoter further appoint/ nominate/ authorize any other person/ institution/ authority to promote the sale/ allotment of above said property or any part of it in any manner than I/we shall have no objection to the same in any manner.
16. That the consent should be accepted of my above said property only.
17. That if at any subsequent time, it is found that any statement made in this consent letter is not true and not based on facts, documents, I/we undertake to indemnify Municipal Corporation Lalru or anyone else to whom any loss or injury has been caused.

Witness No. 1

Witness No. 2

Gravely ill, bedridden & explained to the Deponent Executant who seemed perfectly to understand the nature of the deed & making there of

**ATTESTED**

NOTARY PUBLIC  
DISTT. SAS NAGAR

2 JUL 2020

Executant/s

*(Signature)*

*(Signature)*

*(Signature)*  
Sh. K. K. K.