



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

Letter of consent

I, Sahil Goyal s/o Sh. Ashok Kumar resident of Vill. Rampura Phul, Rampura, Distt. Bathinda do hereby confirm and declare that I am is the sole and undisputed owner of land measuring 3Kanal and 14.50 Marla comprised under khewat /Khatoni No. 149/475 to 479, khasra no. 543//2(1-14), 544//((1-9), 403//14/1(2-9), 15/1(4-14), 404//11/1(4-1), 12/1(4-4), 544//2(1-8), 543/1((1-3), 403//6/3/2(4-0), 7/2/1(4-0), 9/2/1(4-0), 10/2/1(4-0), 403//6/2/2(3-16), 7/2/2(3-5), 404//9/2/2(3-16), 10/2/2(3-16) out of total land measuring 51K18M being share i.e 3K-14.50M of total land situated at Village Phul-1, Tehsil Phul, Distt. Bathinda, Punjab (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 1995 (as amended from time to time) with free will sound disposing mind and having a good state of physical health with regards to the said land measuring 3K-14.50M for the development of specified area in colony "Sahara City" to M/S LV Developers, at Rampura Phul, for the development in to apartments/ building/ plots as per section 2(c) (g) (i) of the aforesaid act and construction thereon for the punjab apartments and property regulation act, 1995 (as amended from time to time) and rules made there under and/or Punjab Municipal Act or any other law as per the other prevailing law existing and applicable in

Sahil Goyal

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Teh. Gogul
Dist. Gogul



this regards, in favor of the Promoters, LV Developers, this contents specifically clearly and categorically incorporates the following stipulation as well:

1. That the consent submitted by us in favor of the aforesaid developers 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 solely owned and possessed by us and we have a clear and unencumbered title of the ownership.
3. That the land is free from all types of encumbrances since last more than 30 years and clear records of last 30 years will be provided by the said owner.
4. That no civil, criminal or revenue or any other case is pending in any competent court with regards to ownership of the aforesaid land qua for which the consent is being furnished.
5. That the consent furnished by us will not only be binding on us but upon all my heirs, executors, administrators, assignees, successor in interest as well etc.
6. That we further jointly and severally state that we are absolutely solvent and the property is not liable to attachment qua any decree or order.
7. That the consent furnished by us is fully supported by documentary evidence i.e. rights of records (Jamabandi for the latest years) which is attached herewith.
8. That the present consent will authorize the aforesaid developers to develop the colony as per approved layout plan into apartments/ buildings/ plots as per section 2(c) (g) (i), of the aforesaid act and also obtain booking money from them not exceeding 25% of the total due price as per the provisions of the Punjab apartments & property regulation act 1995(as amended from time to time) and rules made hereunder.
9. That through the 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. There is no encumbrance on the said property.

Sahil Goyal

12. Those by the present of this consent we undertake to indemnify any purchaser of the promoter qua the Plots/ Apartment in the event of any dispute between me/us and the promoter.

13. 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/ Departments of local bodies, Punjab or anyone else to whom any loss or injury has been caused.



Place: BATHINDA
Date: 22/12/2020

Witness:

1. Robert Sushin

2. [Signature]



Sabir Goyal
Executants

Attested as Identified

HARISH KUMAR
Advocate & Notary
Appointed by Govt. of India
BATHINDA

23 DEC 2020