

पंजाब PUNJAB

AK 040599



LETTER OF CONSENT

I, Vision India Colonizers Pvt. Ltd., office Regd. Address: Shop No. 1, Shiva Enclave, Khanpur, Tehsil Kharar, Distt SAS Nagar(Mohali), Punjab through Director Mr. Sumit Goyal do hereby confirm and declare that we are the sole and undisputed owner of land falling inside the limits of M.C., Kharar, Distt SAS Nagar (Mohali) under Khewat/Khatoni No. 474/500, Khasra No. 1354/406 (0-5), 1355/406 (4-11), Parts 2, Area 4 Bigha 16 Biswa whole situated under Village Khanpur, Hadbast No. 183, Tehsil Kharar, Distt SAS Nagar (Mohali), Punjab, India (Hereinafter called "the said land"). I hereby declare, confirm and tender its consent as per Section 3(2) (a) of the Punjab Apartment and Property Regulation Act, 1995 (as amended from time to time) with free and sound disposing mind and having a good state of physical state of physical health with regard to the said land detailed above for the development of a

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Road/plotting colony/commercial complex/Group Housing/Duplex/Triplex houses/Marriages/Marriage Palace etc. as per section 2(e)(g)(f) of the aforesaid Act and construction thereon for the purpose of 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, East Avenue Infracon Pvt. Ltd., Regd. Office: Showroom No. 1-2, Nirwana Greens-2, Chandigarh-Ropar Road, Khanpur, Tehsil Kharar, Distt SAS Nagar (Mohali), Punjab. This consent specifically, clearly and categorically incorporates the following stipulations 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 types 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.



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A handwritten signature in black ink, appearing to be "Kaur Mander".

A handwritten signature in black ink, appearing to be "East Avenue Infracon Pvt. Ltd.".

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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) 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.
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 and further confirms to sign any other document which may be required to be signed under the new RERA Act and its Rules to be notified under this respect.



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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 should 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 land is owned by different partners in a 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, if it found that any averment made in this consent letter is not true and not based on facts, documents, we undertake to indemnify PUDA / GMADA/Department of Local Bodies, Punjab or anyone to whom any loss or injury has been caused.
16. That we hereby appoint, nominate & authorize the above named promoters as our attorney to get change of land use, approval of maps, environment clearance, NOC from Punjab Pollution Control Board, PSPCL, forests, NHAI, PWD, fire, from the concerned departments, to file & sign papers/affidavits for & on our behalf.

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Place: Kharar

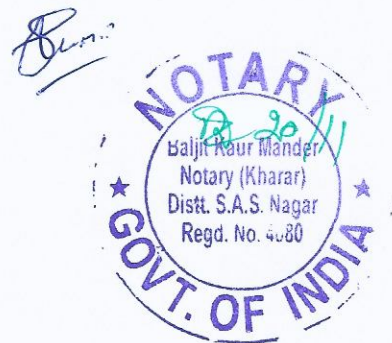
Dated:

Executant/s

WITNESS NO. 1

SARBAIT SINGH S/O GURDIAL SINGH
NIRWAN GREENS KHARAR

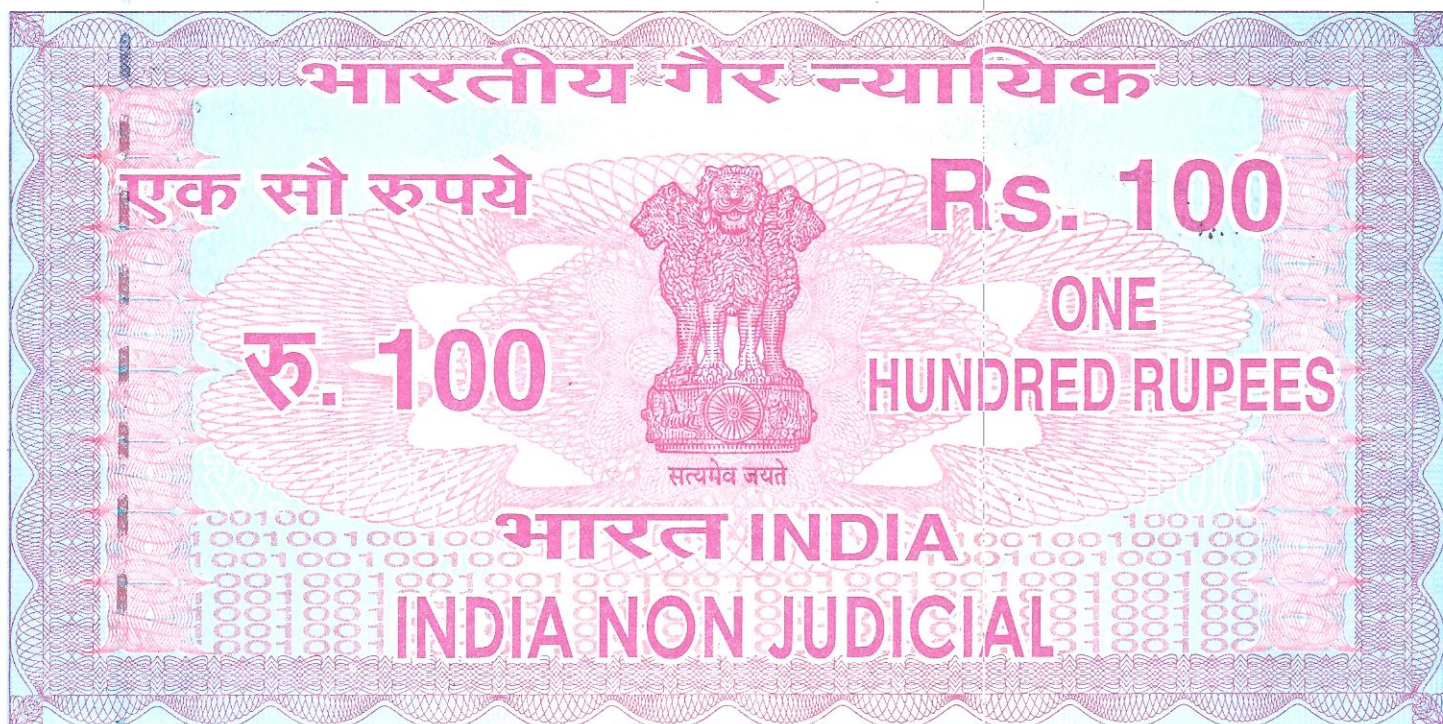
WITNESS NO.2



Attested As Identified

Certified that the document has been read out to the deponent executant who signed it after admitting it to be correct

20-11-2019
Baljit Kaur Mander
NOTARY Kharar
Distt. S.A.S. Nagar

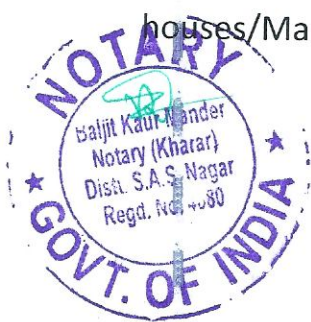
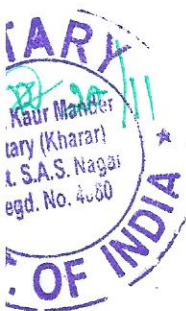


पंजाब PUNJAB

AK 040598

LETTER OF CONSENT

I, Vision India Realtors Pvt. Ltd., office Regd. Address: Shop No. 1, Shiva Enclave, Khanpur, Tehsil Kharar, Distt SAS Nagar(Mohali), Punjab through Director Mr. Sumit Goyal do hereby confirm and declare that we are the sole and undisputed owner of land falling inside the limits of M.C., Kharar, Distt SAS Nagar (Mohali) under Khewat/Khatoni No.474/500, Khasra No. 407 (4-16), 408 (4-16), Parts 2, Area 9 Bigha 12 Biswa whole situated under Village Khanpur, Hadbast No. 183, Tehsil Kharar, Distt SAS Nagar (Mohali), Punjab, India (Hereinafter called "the said land"). I hereby declare, confirm and tender its 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 state of physical health with regard to the said land detailed above for the development of a Road/plotting colony/commercial complex/Group Housing/Duplex/Triplex houses/Marriages/Marriage Palace etc. as per section 2(e)(g)(f) of the



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[Signature]

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aforesaid Act and construction thereon for the purpose of 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, East Avenue Infracon Pvt. Ltd., Regd. Office: Showroom No. 1-2, Nirwana Greens-2, Chandigarh-Ropar Road, Khanpur, Tehsil Kharar, Distt SAS Nagar (Mohali), Punjab. This consent specifically, clearly and categorically incorporates the following stipulations as well:

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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.



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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 and further confirms to sign any other document which may be required to be signed under the new RERA Act and its Rules to be notified under this respect.



Read Over & Admitted to be Correct

A handwritten signature in blue ink, appearing to be "Baljit Kaur Mander", written below the notary seal.

A handwritten signature in blue ink, appearing to be "Baljit Kaur Mander", written on the right side of the page.

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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 should 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 land is owned by different partners in a joint ownership, then consent of all the partners of the land of the part of the Khewat shall be accepted jointly.
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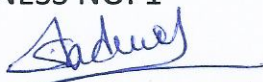
Place: Kharar

Dated:



Executant/s

WITNESS NO. 1




SARBJIT SINGH S/O GUARDIAL SINGH
NIRWANNA GREENS KHARAR

WITNESS NO.2



Attested As Identified


Baljit Kaur Mander
NOTARY Kharar
Distt S.A.S. Nagar

Certified that the document has
been read over to the deponent
executant who signed it after
admitting it to be correct 