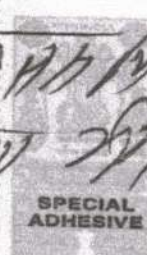
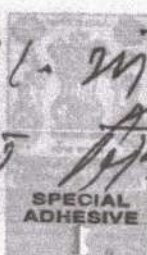


303

20X275X2-50

06/07/2020

SHIVAN CHADDA

Stamp Vendor
Kharar L.No.4, Valid Upto 2022**LETTER OF CONSENT**

We, 1) Mrs. Surinder Kaur W/O Late S. Arjun Singh S/O Kehar Singh resident of Village Khanpur Tehsil Kharar having share 60/99, 2) Ajit Singh S/O Amar Singh S/O Natha Singh having share 19/99, 3) Smt Jaswant Kaur W/O Late S. Hazura Singh S/O Amar Singh having share 10/297 4) Gurinderjit Singh & Jagjit Singh sons of S. Ajit Singh S/O Amar Singh having Share 10/99 5) Jatinder Singh & Pushpinder Singh both Sons of Late S. Hazura Singh S/O Amar Singh having Share 20/297 in the ownership of the land measuring 4 Bigga 19 Biswa at village Khanpur, Kharar Hadbast No. 183 as per details below and per Jamabandi of year 2009-10 comprising Khewat No. 315/256 Khatoni No. 320 and Full / Salam 99 Biswa undivided Khasra No. 701 (4-19) Kite 1, situated at Village Khanpur, Tehsil Kharar, distt S.A.S.Nagar Hadbast No 183 do, hereby 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 regard to our above said land to M/S Omega Infra Estates Pvt. Ltd having its registered office at # 154 B, Sunny Enclave, Desu Majra, Kharar for the construction of apartments / building / plot as per Section 2 (c) (1) 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 as per the other prevailing law existing and applicable in this regard in favour of promoter M/S Omega Infra Estates Pvt. Ltd having its registered office at 154 B, Sunny Enclave, Desu Majra, Kharar and which is registered with PUDA/GAMADA as a promoter under Section 21 of the aforesaid Act. Construction thereon for the purpose of sale as per approved layout plan by Competent Authority under the provisions of the Punjab Apartments and Property Regulations Act 1995 (as amended from time to time) and as per the other prevailing law existing and applicable in this regard, in favour of promoter M/S Omega Infra Estates Pvt. Ltd having its registered office at 154 B, Sunny Enclave, Desu Majra, Kharar. This consent is a specifically, clearly and categorically incorporates the following stipulations as well:

Ajit Singh Gurinderjit Singh

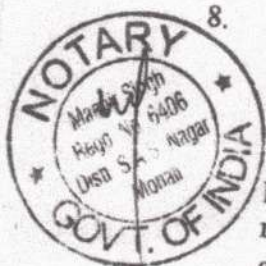
Jatinder Singh

Jatinder Singh

Pushpinder Singh

20/07/20

1. That the consent submitted by us in favour of the aforesaid promoter will be irrevocable and we will not be entitled to revoke it.
2. That the land show herein before is solely owned and possessed by us and we have got clear title of the ownership.
3. That the land is free from all types of encumbrances since 30 years.
4. That no civil, criminal 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 us will not be only binding on us but upon our heirs, executors, administrators, assignees etc.
6. That we further state that we are solvent and the property is not liable to attachment qua any decree or order.
7. That the consent furnished by us fully supported by documentary evidence i.e. record of right (Jamabandi) for the year 2009-10 & 14-15 & _____ which is attached herewith.
8. That the consent will authorize the aforesaid promoter to develop the colony/group housing apartments as per approved layout plan and make construction of apartments thereon. We also authorize the aforesaid promoter to book plots/apartments by entering into agreements with intended purchasers and also obtain booking money from them as per the provisions of The Punjab apartment and Property Regulations act, 1995 and rules made thereunder. However, promoter shall not transfer the land further without getting the title of land, transferred in his own name.
9. That through this consent we have made true and full disclosures 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-register for the last 30 years.
11. That by the present of this consent, we undertake to indemnify purchaser / promoter for any loss due to sale of the plots in event of any dispute between us and the promoter.
12. That through this consent we undertake to indemnify any resident of the proposed colony / apartments against any loss / damage / obstruction in any event of any dispute between us and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.
13. That the consent should be accepted the complete Khewat Nos 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 Revenue Authority. However, if land has consent of all the land owners of that part of land or Khewat shall be accepted jointly.
14. That at any subsequent time, if it is found that any declaration, averments made in this consent letter is not true and not based on facts or genuine documents, we undertake to indemnify all the financial loss to developers and proposed residents.
15. We also indemnify PUDA, MC or any other competent authority to whom any loss or injury may been caused due to any of our wrong statement / documents.



Witnessess

1. Gurshy Sr

Gurshy Singh & Mohan Singh

174 Gurumohan Complex Khanna



RTI

SURINDER

ICAVE

Declare Before me

ATTESTED

MANBIR SINGH

NOTARY

Dist. S.A.S. Nagar (Mohali)

Art. Singh
Gurinder Singh

Declarant

Attested

MANBIR SINGH

Notary

Jaswant Kaur

ਬਾਰ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ

ਮੈਂ, ਸ਼੍ਰੀਮਤੀ ਸੁਰਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਅਰਜਨ ਸਿੰਘ ਵਾਸੀ ਵਾ ਖੇਵਟਦਾਰ ਖਾਨਪੁਰ, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ (ਮੋਹਾਲੀ) ਦੇ ਨਿਮਨ ਲਿਖਤ ਜਾਇਦਾਦ ਦੇ ਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਇਹ ਕਿ ਜਾਇਦਾਦ/ ਪਲਾਟ ਪਲਾਟ ਰਕਬਾ 3-0 ਬਿਸਵੇ ਮੁਤਾਬਿਕ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ: 315/320 ਖਸਰਾ ਨੰਬਰ: 701(4-19), ਕਿੱਤੇ 1 ਤਦਾਦੀ 4 ਬਿੱਘਾ 19 ਬਿਸਵੇ ਦਾ 20/33 ਹਿੱਸਾ ਬਕਦਰ 3-0 ਬਿਸਵੇ ਵਾਕਿਆ ਰਕਬਾ ਪਿੰਡ ਖਾਨਪੁਰ ਹਦਬੱਸਤ ਨੰਬਰ:-183, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ (ਮੋਹਾਲੀ) ਵਿਖੇ ਸਥਿਤ ਹੈ। ਇਹ ਅਰਾਜੀ ਅੰਦਰੂ ਹਦੂਦ ਮਿਊਂਸਪਲ ਕਮੇਟੀ ਖਰੜ, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ (ਮੋਹਾਲੀ) ਵਿੱਚ ਸਥਿਤ ਹੈ।

ਇਹ ਕਿ ਜਾਇਦਾਦ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਬਿਆਨ ਪੱਤਰ ਦੇ ਆਧਾਰ ਤੇ ਮਿਤੀ 01-01-2006 ਤੋਂ 02-08-2019 ਤੱਕ ਭਾਰ ਮੁਕਤ ਹੈ।

ਇਸ ਜਾਇਦਾਦ ਸਬੰਧੀ ਭਾਰ ਰਹਿਤ ਪਟਵਾਰੀ ਹਲਕਾ ਵੱਲੋਂ ਰਿਕਾਰਡ ਦੀ ਪੜਤਾਲ ਕਰਨ ਉਪਰੰਤ ਰਿਪੋਰਟ ਨਹੀਂ ਦਿੱਤੀ। ਇਹ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਹਲਫ਼ੀਆ ਬਿਆਨ ਪੱਤਰ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਇਸ ਦਫਤਰ ਦੀ ਉਕਤ ਜਾਇਦਾਦ ਦੀ ਮਾਲਕੀ/ਕਬਜ਼ੇ/ਭਾਰ ਸਬੰਧੀ ਕੋਈ ਜ਼ਿੰਮੇਵਾਰੀ ਨਹੀਂ ਹੋਵੇਗੀ ਸਬੰਧਿਤ ਮਹਿਕਮਾ/ਬੈਂਕ ਲੋਨ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ ਨਿੱਜੀ ਤੌਰ ਤੇ ਅਸਲ ਰਿਕਾਰਡ ਦੀ ਪੜਤਾਲ ਕਰੇ।



ਸਬ ਰਾਜਸਟਰਾਰ
ਖਰੜ
2/2/2019

302

06/07/2020

SHIVANI CHADDA

Stamp Vendor

Kharar L.No.42, Valid Upto 20.....

**LETTER OF CONSENT**

We, 1) Ajit Singh S/O Amar Singh S/O Natha Singh having share 221/400, 2) Smt Jaswant Kaur W/O Late S. Hazura Singh S/O Amar Singh having share 448/4125 3) Gurinderjit Singh & Jagjit Singh sons of S. Ajit Singh S/O Amar Singh having Share 1891/11000 4) Jatinder Singh & Pushpinder Singh both Sons of Late S. Hazura Singh S/O Amar Singh having Share 996/4125 in the ownership of the land measuring 4 Bigga 13 Biswa at village Khanpur, Kharar Hadbast No. 183 as per details below and per Jamabandi of year 2009-10 comprising Khewat No. 315/256 Khatoni No. 320 and **Khasra No. 702 (4-13) Kitte 1, situated at Village Khanpur, Tehsil Kharar, distt S.A.S.Nagar Hadbast No 183** do, hereby 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 regard to **32 Biswa out of above land shares in resoepect of** land adjoining north along length side of Khasra no 701(4-19) land having depth of 11 gathe (60.5 feet approx.) towards south to M/S Omega Infra Estates Pvt. Ltd having its registered office at # 154 B, Sunny Enclave, Desu Majra, Kharar for the construction of apartments / building / plot as per Section 2 (c) (1) 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 as per the other prevailing law existing and applicable in this regard in favour of promoter **M/S Omega Infra Estates Pvt. Ltd** having its registered office at 154 B, Sunny Enclave, Desu Majra, Kharar and which is registered with PUDA/ GAMADA as a promoter under Section 21 of the aforesaid Act.. Construction thereon for the purpose of sale as per approved layout plan by Competent Authority under the provisions of the Punjab Apartments and Property Regulations Act 1995 (as amended from time to time) and as per the other prevailing law existing and applicable in this regard, in favour of promoter M/S Omega Infra Estates Pvt. Ltd having its registered office at 154 B, Sunny Enclave, Desu Majra, Kharar. This consent is a specifically, clearly and categorically incorporates the following stipulations as well:

Ajit Singh
Gurinderjit Singh
Jatinder Singh
Pushpinder Singh
Jaswant Kaur

1. That the consent submitted by us in favour of the aforesaid promoter will be irrevocable and we will not be entitled to revoke it.
2. That the land show herein before is solely owned and possessed by us and we have got clear title of the ownership.
3. That the land is free from all types of encumbrances since 30 years.
4. That no civil, criminal 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 us will not be only binding on us but upon our heirs, executors, administrators, assignees etc.
6. That we further state that we are solvent and the property is not liable to attachment qua any decree or order.
7. That the consent furnished by us fully supported by documentary evidence i.e. record of right (Jamabandi) for the year 2009-10 which is attached herewith.
8. That the consent will authorize the aforesaid promoter to develop the colony/group housing apartments as per approved layout plan and make construction of apartments thereon. We also authorize the aforesaid promoter to book plots/apartments by entering into agreements with intended purchasers and also obtain booking money from them as per the provisions of the Punjab apartment and Property Regulations act, 1995 and rules made thereunder. However, promoter shall not transfer the land further without getting the title of land, transferred in his own name.

That through this consent we have made true and full disclosures of all the facts without suppression of anything.

That a certificate from the advocate is attached herewith who had examined the revenue record and the record of concerned sub-register for the last 30 years.

That by the present of this consent, we undertake to indemnify purchaser / promoter for any loss due to sale of the plots / apartments in event of any dispute between us and the promoter.

12. That through this consent we undertake to indemnify any resident of the proposed colony / apartments against any loss / damage / obstruction in any event of any dispute between us and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.
13. That the consent should be accepted the complete Khewat Nos 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 Revenue Authority. However, if land has consent of all the land owners of that part of land or Khewat shall be accepted jointly.
14. That at any subsequent time, if it is found that any declaration, averments made in this consent letter is not true and not based on facts or genuine documents, we undertake to indemnify all the financial loss to developers and proposed residents.
15. We also indemnify PUDA, MC or any other competent authority to whom any loss or injury may been caused due to any of our wrong statement / documents.

Witnessess

1. Gurshy S

Gurshy Singh S/o Mohan Singh

17 A Gulmohar Complex

Khanna

Declare Before me

ATTESTED

MANBIR SINGH

NOTARY

Distt. S.A.S. Nagar (Mohali)

For Gurinderjit Singh

Jalpa Singh

Jalpa Singh

Jalpa Singh

ਬਾਰ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ

ਅਸੀਂ ਅਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਅਮਰ ਸਿੰਘ ਵਾ ਜਤਿੰਦਰ ਸਿੰਘ -ਪੁਸਪਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰਾਨ ਹਜ਼ੂਰਾ ਸਿੰਘ ਵਾ ਜਸਵੰਤ ਕੌਰ ਵਿਧਵਾ ਹਜ਼ੂਰਾ ਸਿੰਘ ਵਾ ਗੁਰਿੰਦਰਜੀਤ ਸਿੰਘ - ਜਗਜੀਤ ਸਿੰਘ ਪੁੱਤਰਾਨ ਅਜੀਤ ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰ; 2038 ਸੈਕਟਰ 71 ਮੋਹਾਲੀ ਤਹਿਸੀਲ ਤੇ ਜਿਲਾ ਐਸ. ਏ. ਐਸ ਨਗਰ ਦੀ ਜਾਇਦਾਦ ਵਾਕਾ ਪਿੰਡ ਖਾਨਪੁਰ ਨੰ; 183, ਤਹਿਸੀਲ ਖਰੜ, ਜਿਲਾ ਐਸ. ਏ. ਐਸ ਨਗਰ ਦੇਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਲੜੀ ਨੰਬਰ	ਪਿੰਡ ਦਾ ਨਾਂ ਤੇ ਹਦਬਸਤ ਨੰਬਰ	ਖਸਰਾ ਨੰਬਰ	ਰਕਬਾ
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ਖੇਵਟ/ਖਤੋਨੀ ਨੰ; 209/318 ਖਸਰਾ ਨੰ: 702(4-13), 4 ਬਿਘੇ 13 ਬਿਸਵੇ ਸਾਲਮ (ਮਲਕੀਤੀ ਅਜੀਤ ਸਿੰਘ 221/440 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਤਿੰਦਰ ਸਿੰਘ 448/4125 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਪੁਸਪਿੰਦਰ ਸਿੰਘ 448/4125 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਸਵੰਤ ਕੌਰ ਵਿਧਵਾ 448/4125 ਹਿੱਸਾ) ਵਾ ਖੇਵਟ/ਖਤੋਨੀ ਨੰ; ਵਾ ਖੇਵਟ/ਖਤੋਨੀ ਨੰ; 209/318 ਖਸਰਾ ਨੰ; 707(6-7) ਦਾ 106/127 ਹਿੱਸਾ ਬਕਦਰ 5 ਬਿਘੇ 6 ਬਿਸਵੇ (ਮਲਕੀਤੀ ਅਜੀਤ ਸਿੰਘ 6028/1270 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਗੁਰਿੰਦਰਜੀਤ ਸਿੰਘ 109/1270 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਗਜੀਤ ਸਿੰਘ 109/1270 ਹਿੱਸਾ+ ਮਲਕੀਤੀ ਜਸਵੰਤ ਕੌਰ ਵਿਧਵਾ 138/1270+ ਮਲਕੀਤੀ ਜਤਿੰਦਰ ਸਿੰਘ 64/12700 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਪੁਸਪਿੰਦਰ ਸਿੰਘ 109/1270 ਹਿੱਸਾ) 314/319 ਖਸਰਾ ਨੰ; 708(3-5) ਦਾ 52/65 ਹਿੱਸਾ ਬਕਦਰ 2 ਬਿਘੇ 12 ਬਿਸਵੇ (ਮਲਕੀਤੀ ਅਜੀਤ ਸਿੰਘ 2/5 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਤਿੰਦਰ ਸਿੰਘ 787/9750 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਪੁਸਪਿੰਦਰ ਸਿੰਘ 787/9750 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਸਵੰਤ ਕੌਰ 787/9750 ਹਿੱਸਾ + ਗੁਰਿੰਦਰਜੀਤ ਸਿੰਘ 513/6500 ਹਿੱਸਾ + ਜਗਜੀਤ ਸਿੰਘ 513/6500 ਹਿੱਸਾ) ਵਾ ਖੇਵਟ/ਖਤੋਨੀ ਨੰ; 315/320 ਖਸਰਾ ਨੰ; 701(4-19) ਦਾ 39/99 ਹਿੱਸਾ ਬਕਦਰ 1 ਬਿਘਾ 19 ਬਿਸਵਾ (ਮਲਕੀਤੀ ਅਜੀਤ ਸਿੰਘ 19/99 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਤਿੰਦਰ ਸਿੰਘ 10/297 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਪੁਸਪਿੰਦਰ ਸਿੰਘ 10/297 ਹਿੱਸਾ + ਮਲਕੀਤੀ ਜਸਵੰਤ ਕੌਰ 10/297 ਹਿੱਸਾ + ਗੁਰਿੰਦਰਜੀਤ ਸਿੰਘ 5/99 ਹਿੱਸਾ + ਜਗਜੀਤ ਸਿੰਘ 5/99 ਹਿੱਸਾ) ਕੁੱਲ ਰਕਬਾ 14 ਬਿਘੇ 10 ਬਿਸਵੇ ਵਾਕਾ ਖਾਨਪੁਰ ਨੰ; 183 ਤਹਿਸੀਲ ਖਰੜ, ਜਿਲਾ ਐਸ. ਏ. ਐਸ ਨਗਰ 21-07-2007 ਤੋਂ ਮਿਤੀ; 20-06-2020 ਤੱਕ ਭਾਰ ਮੁਕਤ ਹੈ।

ਲੜੀ ਨੰਬਰ	ਧਿਰਾਂ ਦੇ ਨਾਂ	ਰਜਿਸਟਰੀ ਦੀ ਮਿਤੀ ਤੇ ਨੰ:	ਰਜਿਸਟਰੀ ਦੀ ਕਿਸਮ	ਜਾਇਦਾਦ ਦੇ ਖਸਰਾ ਨੰ:	ਰਕਮ
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ਇਹ ਜਾਇਦਾਦ ਦੀ ਤਬਦੀਲੀ ਤੋਂ ਵਗੈਰ ਹੋਰ ਕੋਈ ਤਬਦੀਲੀ ਨਹੀਂ ਹੋਈ ਹੈ। ਇਸ ਜਾਇਦਾਦ ਸਬੰਧੀ ਭਾਰ ਰਹਿ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਬਿਆਨ ਹਲਫੀਆ ਦੇ ਅਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਦਾ ਹੈ। ਨਿਮਨ ਹਸਤਾਖਰ ਚਫਤਰ ਉਕਤ ਜਾਇਦਾਦ ਦੀ ਮਾਲਕੀ/ਕਬਜ਼ੇ ਸਬੰਧੀ ਕੋਈ ਜ਼ਿੰਮੇਵਾਰ ਨਹੀਂ ਹੈ। ਸਬੰਧਤ ਮਹਿਕਮਾ/ਬੈਂਕ ਲੋਨ ਦੇਣ ਪਹਿਲਾ ਨਿੱਜੀ ਤੌਰ ਤੇ ਅਸਲ ਰਿਕਾਰਡ ਦੀ ਪੜਤਾਲ ਕਰੇ।

ਹਸਤਾਖਰ.....
ਸਬ ਰਜਿਸਟਰਾਰ

ਖਰੜ
ਮਿਤੀ 21/7/22

