

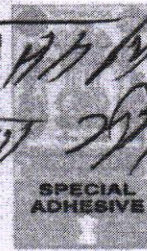
303

06/07/2020

SHIVAN CHADDA

Stamp Vendor
Kharar L.No. 4. Valid Upto 2022

20X271X2-50

**LETTER OF CONSENT**

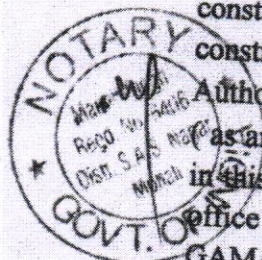
We, 1) Mrs. Surinder Kaur W/O Late S. Arjun Singh S/O Kehar Singh resident of Village Khanpur Tehsil Kharar having share 60/99, 2) Ajit Singh S/O Amar Singh S/O Natha Singh having share 19/99, 3) Smt Jaswant Kaur W/O Late S. Hazura Singh S/O Amar Singh having share 10/297 4) Gurinderjit Singh & Jagjit 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) 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 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 for Gurinderjit Singh

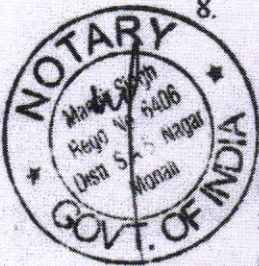
Jatinder Singh

Pushpinder Singh

1 row 9



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 be caused due to any of our wrong statement / documents.



Witnessess

1. Gurshy Sr

Gurshy Singh S/o Mohan Singh

174 Gurumohan Complex Phara

RTI
SURINDER KAUR
Declare Before me
ATTESTED
MANBIR SINGH
NOTARY
Distt. S.A.S. Nagar (Mohali)

Manbir Singh
Jahangir Singh
Jaswant Kaur