



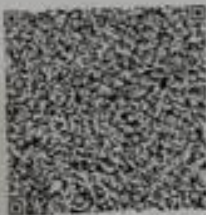
सत्यमेव जयते

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Certificate No.	: IN-PB15239508957321U
Certificate Issued Date	: 08-Aug-2022 05:20 PM
Certificate Issued By	: pbna1als
Account Reference	: NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN
Unique Doc. Reference	: SUBIN-PBPB703310431048705376060U
Purchased by	: ANIKET SHARMA
Description of Document	: Article 4 Affidavit
Property Description	: NA
Area of Property	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KRISHNA BUILDERS THROUGH SAHIL GARG
Second Party	: NA
Stamp Duty Paid By	: KRISHNA BUILDERS THROUGH SAHIL GARG
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only)



Please write or type below this line

R Singh
Randeep Singh
Harpreet Singh



0005273428

Notarially Alert

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Letter of Consent

We, Harbhajan Singh (1/3rd share), Randhir Singh (1/3rd share), Harpal Singh (1/3rd share) all sons of Sh. Bachan Singh # village Nabha, Sub-Tehsil Zirakpur, Distt. SAS Nagar (Mohali) declare as under:-

1. That we are the absolute owners of land comprising in Khewat/Khatauni no. 75/103, Hadbasat no. 290, Khasra no. 800-802/30 (0-02), 1079/25 (1-15), 1080/791-713 (1-08), 1086/32(2-0), 1085/31 (2-0), pieces 5 total land measuring 7 Bigha- 5 Biswa (7250.00 sq. yards as per Jamabandi 2015-2016) situated at Village Nabha, Sub-Tehsil Zirakpur, Distt. SAS Nagar (Mohali).

we tender our consent as per section 3(2) (a) of the Punjab Apartment and property regulation sound disposing mind and having a good state of physical health with regard to the said land detailed above for the development of a Road, plotting colony/Group Housing/ commercial complex/ commercial plots/ Hotel/Hospital/Marriage Palace etc. by M/s Krishna Builders # 2753, Aerocity, Block-C, Mohali through its partner Mr. Vishwas Chadha S/o Sh. Pardeep Kumar Chadha R/o Flat no. 603, C-Falcon View Mohali for the development into apartment/complex/commercial as per section 2 (E) (G) (F) of the aforesaid act of the sale as per approved layout plans by the competent, authority under the provisions Punjab apartments and property regulation under and also as per the other prevailing laws existing and applicable in this regard in favour of Promoter M/s Krishna Builders # 2753, Aerocity, Block-C, Mohali through its partner Mr. Vishwas Chadha S/o Sh. Pardeep Kumar Chadha R/o Flat no. 603, C-Falcon View Mohali a promoter under section 21 of the aforesaid act. This consent is specified clearly and categorically incorporate the following stipulation as well:

1. That the consent submitted by us in the favour of the aforesaid promoter will be irrevocable and we shall not be entitled to revoke it at stage under any circumstances.
2. That the land shown here in before is solely owned and possessed by me and we have got clear title of ownership.
3. That land is free from all types of encumbrances since last 30 years. The above mentioned property is clear and marketable.
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 which the consent is furnished.
5. That the consent furnished by us shall not be only binding on me but upon my heirs, executors, administration, assignees and etc.
6. That we further state that we are solvent and the property is not liable to attachment qua any degree or order.
7. That the consent furnished by us is fully supported by documents evidence for record of rights (Jamabandi) for the year 2017-2018 which is attached herewith.
8. That the consent will authorize the aforesaid promoter to develop the colony as per the approved layout, plan, make construction of apartment thereon and also book plots/apartment/showroom 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 and Property regulation act 1995 and rules made there under. However, Promoters shall not sell the land further without getting the title of land transferred on his name.



R Singh

Randhir Singh

Harpal Singh

For Krishna Builders

Chadha

Partner

Affidavit Attestation

Entry Date 26/08/2022
ID Number RVN39699816
Stamp Paper Number PB703310431048705376060U
Applicant Name HARBHAJAN SINGH AND OTHERS
Father/Husband Name BACHAN SINGH
Address VPO DIALPURA, TEHSIL/SUBTEHSIL SUB TEHSIL,
ZIRAKPUR, DISTRICT S A S NAGAR, STATE PUNJAB
Identity Type ADHAAR CARD
Identification No. 510261675064
Affidavit Type

The above person appeared and deposed before me



PB-052-00266-U034
MC Office Zirakpur
SEWA KENDRA, PUNJAB
DATE _____
OPERATOR ID _____
SIGNATURE _____

Attested
Executive Magistrate

Sub Tehsil, Zirakpur

Executive Magistrate
Zirakpur

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 had examined the revenue record and the record of concerned sub registrar for the last 30 years. The above mentioned property is clear and marketable.
11. That there is no encumbrances on the property.
12. All the sale rights relating to the Flats and Or Commercial Building Whatever may be built on the said land shall vest with the Firm M/s Krishna Builders.
13. That by the present of this consent, we undertake to indemnify any purchaser of the promoter qua the plot/apartment/showroom, in the event of any dispute between us and the promoter.
14. That we have no objection, if the promoter/Developer wants to change the land use from agriculture to residential group housing, Residential Plotted Colony, Commercial Colony, Hotel, Etc. in case, it is required from the Government.
15. That through this consent, we undertake to indemnify any resident of the proposed colony/apartments against any dispute between me and the promoter in the promoter in the matter of utilization of land meant for roads, open area and other common facilities etc.
16. That if at any subsequent time it is found that any averment made in this consent letter is not true and not based on facts, documents, We undertake indemnify LG, PUDA/GMADA or anyone else to whom any loss or injury has been caused.

Place: MOHALI

Executants

1. Singh

Randhir Singh

Harpal Singh

Date:

For Krishna Builders

Deepu

Partner



ATTESTED TO BE A TRUE COPY
Arjun

NOTARY PUBLIC
GOVT. OF INDIA
AMBALA CITY (HR.)

26 AUG 2022

Executive Magist
1987