

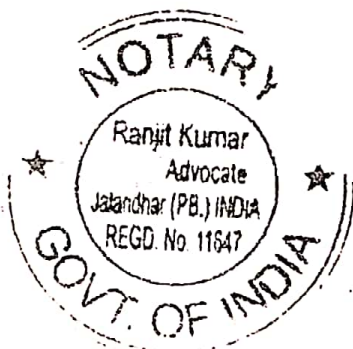
ਪੰਜਾਬ PUNJAB

AN: 753065

LETTER OF CONSENT

I Sarwan Singh s/o Hari Singh self and GPA holder of Harbhajan Singh s/o Hari Singh R/o Sherpur, Nakodar Distt. Jalandhar sole owner of land measuring 60 Kanal 5 Marlas bearing Khasra no: 70//6/1 (5-0), 70//12 (3-5), 70//13 (8-0), 70//14 (8-0), 70//15/1 (3-16), 1266/2/2 (4-17), 1267 (0-13), 70//3/2/2 (1-14), 70//8/1 (7-14), 70//9/1 (2-11), 70//6/2 (3-0), 70//7 (8-0), 70//4/2 (2-15), 1266/2/1 (1-0) Jamabandi for the year 2013-14 and 2018-19 falling in the Revenue Estate of Nakodar 1, 2 and 3 HB 31 Tehsil Nakodar Distt. Jalandhar, hereby tender my 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

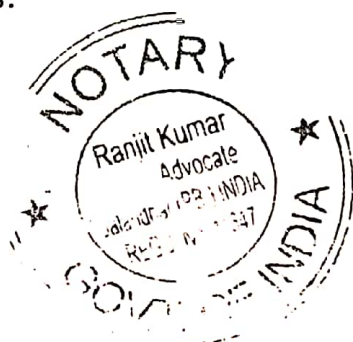
Sarwan Singh



28 JUL 2021

disposing mind and having a good state of physical health with regard to the land use of the cited land for the development of a colony into apartments/buildings/plots as per section 2 (c) (g) (i) of the aforesaid Act and construction thereon for the purpose of sale as per approved layout plans by Competent Authority under the Provisions of the Punjab Apartment and Property Regulations Act, 1995 (as amended from time to time) and as per the rules and regulations framed thereunder and also as per the other prevailing laws existing and applicable in this regard in favour of promoter HB builders, G.S Complex, 1st Floor, 1-A Gian Nagar, Jalandhar City, as a promoter under section 21 of the aforesaid Act. This consent is specifically, clearly and categorically incorporates the following stipulations as well.

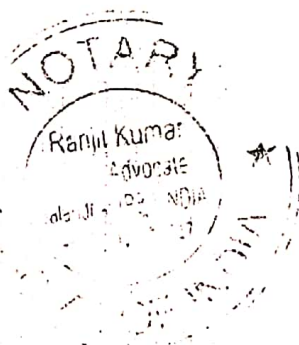
1. That the consent submitted by me in favor of the aforesaid promoter will be irrevocable and I will not be entitled to revoke it at any stage under any circumstances.
2. That the land shown herein before is solely owned and possessed by me and I have got clear title of ownership.
3. That the land is free from all types of encumbrances since last 30 Years.



Semwan Singh

28 JUL 2021

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 being furnished.
5. That the consent furnished by me will not be only binding on me but upon my heirs, executors, administrators, assignees etc.
6. That I further state that I am 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) for the year 2013-14 and 2018-19 Which is attached herewith.
8. That the 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 interding purchasers and also obtain booking money from them, not exceeding 25% of the total due price as per the provisions of Punjab Apartment & Property Regulations Act 1995 and rules made thereunder. However, promoter shall not sell the land further without getting the title of land Transfer in his own name.
9. That through this consent, I have made true and full disclosure of all the facts without suppression of anything .
10. That there is no encumbrance on the property.
11. That by the present of this consent. I undertake to indemnify any purchaser of the promoter qua the Plot/Apartment in the event of any dispute between me and the promoter.
12. That through this consent, I undertake to Indemnify any resident of the proposed colony/apartment in toto against any



Samson Singh

28 JUL 2021

dispute between me and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.

13. 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, I undertake to indemnify PUDA or anyone else to whom any loss or injury has been caused.

Executant

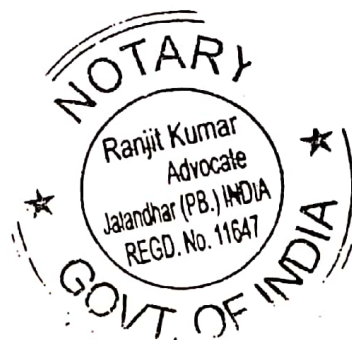
Place: JALANDHAR

Sarwan Singh
Sarwan Singh s/o
Hari Singh

Date: 28-07-2021

Witness

1. Gopal
S/o SANDEEP ARORA
47- LAJPAT NAGAR
JALANDHAR
2. Parampal Singh
S/o PARTAP SINGH
118- LAJPAT NAGAR
JALANDHAR



ATTESTED

NOTARY JALANDHAR (PB.) INDIA

28 JUL 2021