Annexure - III

Letter of Consent

Worth Rupees 100/- on Indian Non Judicial Paper & Should the registered under the Registration Act 1908

I _____ aged _____ years son of Sh. _____ S/o _____ resident of _____ Tehsil _____ District _____ _____ sole owner of land measuring _____ Acres bearing Khasra No. _____ _____ Khewat No _____ Khatauni No. _____ Jamabandi for the year _____ falling in the _____ revenue Estate of _____ in the Hadbast No. _____ Tehsil _____ District _____ 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 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/building/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 Regulation 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 Sh. _____S/o Sh. _____ R/o _____ Tehsil _____ District _____ who is registered with PUDA 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 favour 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 type of encumbrances since last 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 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 _____ 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 intending purchases 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 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 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.
11. That there is no encumbrance on the property.
12. 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.
13. That through this consent. I undertake to Indemnify any resident of the proposed colony/apartment in toto against any dispute between me 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 accepted of the complete KHEWAT No. only 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 is owned by different partners in a joint ownership then consent of all the land owner of that part of land or KHEWAT shall be accepted jointly.
15. 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.

Place : Executant
Date :

Witnesses :

1. _____

2. _____

Attested by :