

To,

**M/S MNG REALTECH LLP
REGISTERED OFFICE AT D-216/2,
CENTRAL BLOCK DELSHAD GARDEN,
SHAHNARA NORTH EAST DL 110095**

SUBJECT : CONSENT LETTER

Dear Sir,

I have been allotted a RESIDENTIAL VILLA bearing number _____
Block no. _____, having a Super Built Up Area of _____ square feet
(equivalent to _____ square meters) which includes a Carpet Area
of _____ square feet (equivalent to _____ square
meters), in RESIDENTIAL project "SMART VILLA" (hereinafter referred to as the
"Unit") at plot of land numbered at Khasra No. **1073M, 1074M & 1075** in
Residential Zone at Village Noor Nagar, Distt. Ghaziabad (U.P.) Map Sanctioned
vide Order No. **GDA/LD/20-21/0842 & Challan No. CH/GDA/LD/22-23/3755**
dated 28.08.2022 by Ghaziabad Development Authority, (hereinafter referred
to as the "Project Land") being developed by M/s MNG Realtech LLP
("Company").

I/We have seen, understood and accepted the existing building plans, designs,
specifications, measurements, dimensions, location and number of the Units
and/or the project on the Project Land.

I/We am/are aware that the Company has / shall have the right to construct
multi-storied building(s) / tower(s) and the related amenities, structures,
facilities, services etc. over the Project Land of such shape, size, height,
specification and at such location within the Project Land as it may deem fit in
its sole discretion and as may be approved by the competent authority.

I/We am/are aware that, the floor /layout plans may be revised /altered due
to technical/architectural/structural reasons, or for overall improvement of the
Project or any other unforeseen circumstances. I am also aware that the

Company may also, for utilizing any FAR / balance FAR / additional FAR as may be available to the Project Land which may be permitted in future by the competent authority or any FAR available against payment and any other permissible areas under the applicable bye- laws, revise/alter the floor/layout plans of the project with the prior permission of the competent authority. The Company shall be free to utilize the same on the Project Land, as the Company may deem fit and proper.

At the time of issuing the allotment letter of the Said Unit in my/our name, the above facts have been explained to me/us and it has been made clear to me/us that for the reasons mentioned herein before the layout plan and building plans of the Project Land shall require alterations / revisions in future from time to time.

I/We hereby agree and give my free consent to any such revision/ alteration in the floor/layout plans in any manner whatsoever and the Company shall be entitled to submit the same to the competent authorities for their approval, and which shall be construed to be a part of the project in all manners.

I/We hereby further agree and give my free consent to file any amendment(s) as required from time to time in the Declaration if already filed under Section 12 of UP Apartment (Promotion of Construction, Ownership, and Maintenance) Act, 2010 due to such revision/alteration in the floor/layout plans and/or due to change in my/our percentage of the undivided interest in the common areas and facilities due to such revision/alteration.

Yours Faithfully,

(Allottee(s))

Name: _____

Address: _____

(To be executed on Rs.10/- stamp paper duly notarized)

AFFIDAVIT

I/We _____ S/W/D of
_____ R/o _____
_____, do hereby solemnly affirm and declare as under:

1. That I/we had been allotted an RESIDENTIAL VILLA bearing number _____, Block no. _____, having a Super Built Up Area of _____ square feet (equivalent to _____ square meters) which includes a Carpet Area of _____ square feet (equivalent to _____ square meters), in RESIDENTIAL project "SMART VILLA" (hereinafter referred to as the "Unit") at plot of land at Khasra No. **1073M, 1074M & 1075** in Residential Zone at Village Noor Nagar, Distt. Ghaziabad (U.P.) Map Sanctioned vide Order No. **GDA/LD/20-21/0842 & Challan No. CH/GDA/LD/22-23/3755** dated **28.08.2022** by **Ghaziabad Development Authority**, (hereinafter referred to as the "Project Land") being developed by M/s MNG Realtech LLP ("Company").

2. That I/We have seen understood and accepted the existing building plans, designs, specifications, measurements, dimensions, location and number of the Said Apartment and/or the project on the Project Land.

3. I/We am/are aware that the Company has / shall have the right to construct multi-storied RESIDENTIAL building(s) / tower(s) and the related amenities, structures, facilities, services etc. over the Project Land of such shape, size, height, specification and at such location within the Project Land as it may deem fit in its sole discretion and as may be approved by the competent authority.

4. That I/We am/are aware that, for the above purposes, the floor/layout plans may be revised /altered due to technical/architectural/structural reasons, or for overall improvement of the complex or any other unforeseen circumstances. I/We am/are also aware that the Company may also, for utilizing any FAR / balance FAR / additional FAR as may be available to the Project Land which may be permitted in future by the competent authority or FAR available against payment and any other permissible areas under the applicable bye laws, revise/alter the floor/layout plans of the project with the prior permission of the competent authority. The Company shall be free to utilize the same on the Project Land, as the Company may deem fit and proper.

At the time of issuing the allotment letter of the Said Apartment in my/our name, the above facts have been explained to me/us and it has been made clear to me/us that for the reasons mentioned herein before the layout plan and building plans of the Project Land shall require alterations / revisions in future from time to time.

5. That I/We hereby agree and give my free consent to any such revision/alteration in the floor/layout plans in any manner whatsoever and the Company shall be entitled to submit the same to the competent authorities for their approval, and which shall be construed to be a part of the project in all manners.

6. That I/We hereby further agree and give my free consent to file any amendment(s) as required from time to time in the Declaration if already filed under Section 12 of UP Apartment (Promotion of Construction, Ownership, and Maintenance) Act, 2010 due to such revision/alteration in the floor/layout plans and/or due to change in my/our percentage of the undivided interest in the common areas and facilities due to such revision/alteration.

7. That I/We hereby undertake and agree to sign and execute all such letters, deeds, documents, affidavits etc. as may be required by the Company from time to time for getting revision/alteration of the floor/layout/ building plans of the said project from the competent authority.

DEPONENT(S)

VERIFICATION:

I, _____ above named Deponent do hereby verify that the contents of Para 1 to 7 of the above affidavit are true to the best of my/our knowledge & belief and nothing material has been concealed therefrom, verified at _____ on this ____ day of _____ 20____.

DEPONENT(S)