

Agreement Award



Indian-Non Judicial Stamp  
Haryana Government



Date : 02/05/2025

Certificate No. C0B2025E3



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 131747447



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Goel and sons golden park pvt Ltd

H.No/Floor : 155/2

Sector/Ward :

LandMark : Khasra no 115 2 vill bamnoli

City/Village : Najafgarh

District : South west delhi

State : New delhi

Phone: 99\*\*\*\*\*74



**Buyer / Second Party Detail**

Name : Director town and country

H.No/Floor : 3

Sector/Ward : 18a

LandMark : Madhya marg

City/Village: Chandigarh

District : Chandigarh

State : Haryana

Phone : 99\*\*\*\*\*74

Purpose : Agreement LCIV to be executed between the parties

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**FORM LC-IV**

(See rule 11)

Agreement by owner of land intending to set up a colony

This AGREEMENT is made on 21<sup>st</sup> day of July, 2025



**BETWEEN**

**Goel & Sons Golden Park Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Plot at khasra no. 155/2 village Bamnoli Najafgarh, South West Delhi, 110061 (hereinafter referred to as "Owner" or "Licensee") represented herein by its Authorized Signatories Kanhiya of the **one part**.

**AND**

The Governor of Haryana, acting through the Director, Town and Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

WHEREAS the owner is in possession of the land measuring 12.25 acres falling in the revenue estate of Village Dadu, Tehsil Taoru, Distt. Nuh, Haryana more particularly mentioned in

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For Goel And Son's Golden Park Pvt. Ltd.

*Kanhiya*

Authorised Signatory

Director

Town & Country Planning  
Haryana, Chandigarh

For Goel & Son's Golden Park Pvt. Ltd.

*Kanhiya*

Authorised Signatory

Annexure hereto for the purpose of converting into Residential Low Density Eco Friendly Colony.

AND

WHEREAS under the provisions of the Rule 11 of the Haryana Development and Regulation of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), one of the conditions for the grant of license is that the Owners shall enter into an agreement with the Director for carrying out and completion of development works in accordance with the License finally granted for setting up a License for setting up of Low-Density, Eco-Friendly Colony (LDEF) on land measuring 12.25 acres situated at Village Dadu, Tehsil Taoru, Distt. Nuh, Haryana.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. In consideration of the Director agreeing to grant license to the owner to set up the colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner the owner hereby consents as follows: -

- a. The owner shall arrange the electric connection for electrification of their colony from HVPNL/UHBNL/DHBNL. If the owner fails to seek electric connection from HVPNL/UHBNL/DHBNL, the Director Town and Country Planning will recover the cost from the owner and deposit the same with HVPNL/UHBNL/DHBNL. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall be the responsibility of the Owner, for which the colonizer will be required to get the "electric (distribution) services plan/estimates" approved from the agency responsible for installation of "external electrical services" i.e. HVPNL/UHBNL/DHBNL and complete the same before obtaining completion certificate for the colony.
- b. That the owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be.
- c. That the owner shall at his own cost construct or get constructed by any other institution or individual at its cost schools, hospitals, community centers and other community buildings on the land set apart for this purpose within a period of five years from the grant of license or within such further period as may be extended as per applicable laws failing which undertake to transfer to the Government at any time, or if so desired by the Government, shall transfer to it at any time, it may desire, free of cost land thus set apart for schools, hospitals, community centers and other community buildings, in which case the institution including a local authority on such terms and condition as it may deem fit.



For Goel And Son's Golden Park Pvt. Ltd.

*Kam Singh*

Authorised Signatory

Director  
Town & Country Planning  
Haryana, Chandigarh

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For Goel & Son's Golden Park Pvt. Ltd.

*Kam Singh*

Authorised Signatory

- d. That the owner shall deposit Thirty percent of the amount realized by him from plot holders, from time to time, within 10 days of its realization in a separate account to be maintained in a scheduled bank and that his amount shall only be utilized by the owner towards meeting cost of internal development works in the colony.
- e. That the owner shall be responsible for development of licensed area as a whole.
- f. That the owner shall furnish the Layout Plan of the colony along with services plans/details estimates together with the bank guarantee equal to 25% of the cost of internal development works or execute mortgage deed for mortgage of part of the licensed area in lieu of the submission of bank guarantee in accordance with the Internal Development Works Relief Policy issued vide memo no Misc - BG (EDC) 202/2020/3674 dated 14.08.2020 within a period of 60 days from the date of grant of License.
- g. That the owner shall deposit the State Infrastructure Development Charges (SIDC) in two equal installments. First installments of SIDC would be deposited within sixty days from the date of grant of License and second installment to be deposited within six months from date of grant of license, the unpaid amount of SIDC shall carry simple interest @ 18% per annum for the period of delay in the payment of unpaid installment amount.
- h. That the owner shall carry out at his own expenses any other works which the Director may think necessary, and reasonable in the interest of proper development of the colony.
- i. That the owner shall permit the Director or any other officer authorized by him or his behalf to inspect the execution of the development works in the colony and the owner shall carry out all directions issued to him for ensuring due compliance of the execution of the development work in accordance with the license granted, that all the building to be constructed shall be with approval of the Director and shall in addition to the provisions of zoning plan of the site, confirmed to the building by laws and regulations in force in the area and shall in addition be governed by building by laws as per the N.B.C with regard to light and ventilation, structural safety, fire safety, sanitary requirements and circulations (vertical and horizontal) standards.
- j. No provision of Haryana Ceiling and Landholdings Act, 1972 has been violated due to purchase of applied land.
- k. The owner will not encroach upon the revenue rasta passing through the site and shall take approval from competent authority regarding laying of services through revenue rasta.



For Goel And Son's Golden Park Pvt. Ltd.

Kam Meher

Authorised Signatory

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Director  
Town & Country Planning  
Haryana, Chandigarh

For Goel & Son's Golden Park Pvt. Ltd.


Kam Meher

Authorised Signatory

1. The owner will provide access to pockets of others land situated in the middle of applied land.
  - m. The owner shall follow the provisions of the Real Estate (Regulation and Development) Act 2016 and rules framed there under in letter and spirit.
  - n. That the owner shall pay proportionate cost of infrastructure made available by various agencies/Department of the State Government as sought and availed by the owner shall be charged from the owner.
  - o. That without prejudice to anything contained in this agreement all the provisions contained in the Act and these rules shall be binding on the owner.
2. Provided always and it is hereby agreed that if the owner shall commit any breach of the terms and conditions of this agreement or violate any provision of the Act or these rules, then and in any such case, and notwithstanding the waiver of any previous cause or right, the Director, may cancel the license granted to him.
  3. Upon cancellation of the license under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 as amended upto date. The Bank guarantee in that event shall stand forfeited in favour of the Director.
  4. The stamp duty and registration charges on this agreement shall be borne by the owner.
  5. The expression that 'owner' herein before used shall include his hirers, legal representatives, successors and permitted assigns.
  6. After the layout and development works or part thereof in respect of the colony or part thereof have been completed and a completion certificate in respect there of issued, the Director may on an application in this behalf from the owner release the bank guarantee or part there of as the case may be, provided that if the completion of the colony is taken in parts only the part of bank guarantee corresponding to the part of the colony completed shall be released and provided further that the bank guarantee equivalent to 1/5th amount thereof shall be kept unrealized to ensure upkeep and maintenance of the colony or the part thereof as the case may be for a period of five years from the date of issue of the completion certificate under rule 16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government.



In witness where of the colonizer and the Director have signed this deed on the day and year first above written.

  
 Director  
 Town & Country Planning  
 Haryana, Chandigarh

For Goel & Son's Golden Park Pvt. Ltd.  
 Kamliya  
 Authorised Signatory

For Goel And Son's Golden Park Pvt. Ltd.  
 Kamliya  
 Authorised Signatory

For Goel & Sons Golden Park Private  
Limited

For Goel & Son's Golden Park Pvt. Ltd.

*Kam Singh*  
Authorised Signatory

DIRECTOR TOWN AND COUNTRY  
PLANNING HARYANA, for and on behalf  
of the Governor of Haryana.

WITNESSES:

1. *Narayan Singh*  
SCO-116-117, Sector-8C  
Chandigarh

2.

*[Signature]*  
Director  
Town & Country Planning  
Haryana, Chandigarh



For Goel And Son's Golden Park Pvt. Ltd.

*Kam Singh*  
Authorised Signatory