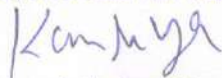


# PROJECT REPORT

LICENSE NO. 124 OF 2025 HAS BEEN GRANTED FOR SETTING UP OF LOW-DENSITY ECO-FRIENDLY COLONY OVER AN AREA MEASURING 12.25 ACRES, SITUATED IN THE REVENUE STATE OF VILLAGE-DADU, TEHSIL-TAURU, DISTRICT NUH, HARYANA, BEING DEVELOPED BY M/S GOEL & SON'S GOLDEN PARK PRIVATE LIMITED

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



Authorised Signatory

**PROJECT REPORT/EXPLANATORY NOTE**  
**FARM HOUSE COLONY UNDER**  
**LOW DENSITY ECO FRIENDLY POLICY**  
**On land bearing 12.25 Acres in Village**  
**Dadu, Tehsil Tauru, District Nuh, Haryana**  
**Developed by**  
**M/s. Goel & Son's Golden Park Private Limited**

**PROJECT: -**

This scheme for Plotted Colony under Low-Density Eco-Friendly Colony (LDEF) policy dated 21.04.2023, has been prepared to meet the rising demands of the residents for Residential Plots, which can have some real impact in making Farm House Colony, on additional Land Bearing 12.25 acres in Village Dadu, Tehsil Tauru, District Nuh, Haryana is owned and will be developed by M/s. Goel & Son's Golden Park Pvt. Ltd. This Farmhouse Colony will provide residences to those who wish to find seclude in a environment away from busy city life.

**SALEINT FEATURES OF THE COLONY: -**

**(1) Community Facility:**

The land for community facilities will be provided as per Government Policy.

**(2) Landscaping: -**

There shall be beautiful Landscaped Park/ organize green area as per Government Policy for the kids and as well as for the adults. So that everyone can enjoy the living in the colony itself.

**(3) Superstore: -**

The scheme shall have a departmental store which shall have the following facilities.

- a. Medical store with first aid.
- b. Laundry.
- c. Beauty Parlour.
- d. Green Groceries.
- e. Canteen.
- f. Provision store and cosmetics.
- g. STD/ PCO/ FAX/ Photo State/ Cyber Cafe.

These facilities will be provided against commercial component allowed in the Colony.

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

*Kamlesh*

**Authorised Signatory**

**(4) The House Services shops: -**

There shall be an in house team of an electrician, plumber, carpenter and a gardener etc. to cater to the needs of the residents.

**(5) Electricity: -**

The electricity will be provided by DHBVN, however essential requirement of pumps, streetlights, intercom & light points in the entire colony will be provided separately if necessary.

**(6) Fire Fighting: -**

Adequate provision for firefighting as per latest National Building Code.

**(7) Parking: -**

Adequate parking provision will be made as per zoning regulations.

**(8) Sewerage, internal plumbing and internal water supply: -**

- CI pipes with double stack system.
- GI pipes for water supply.
- PVC pipes for rain water disposal.
- White glazed chinaware.
- CP brass fitting.
- Steel kitchen sink.
- Common overhead R.C.C. water tank.
- Provision for water geysers.
- Sewer connection with the periphery line, flushing of sewerage and other water installations.
- All material as per ISI standards.

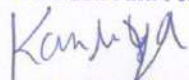
**(9) Electrical: -**

- PVC recessed conducting.
- PVC insulated copper conductor cables.
- Electrical Sub-station with gensets as per requirements.
- All materials as per ISI standards.
- LED will be used all over internal and external campus.

**(10) External Development: -**

External development including sewer, water supply line, roads, storm water drains etc. Will be provided by the Govt. Agency for which requisite fee will be deposited. Proper water harvesting will be provided completely as per norms.

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

  
**Authorised Signatory**



### STRATEGICALLY POSITIONED FOR CONVENIENCE AND PRESTIGE

- Located on Naurangpur-Taoru Road, offering serene surroundings with premium accessibility
- Just 2 minutes from ITC Grand Bharat, a renowned luxury retreat
- Adjacent to Tarudhan Valley Golf Resort, one of the region's most prestigious destinations
- Quick access to KMP Expressway, SPR, and MDP — key highways linking to Delhi NCR
- 15 minutes from Gurugram's prime sectors, ensuring convenience without compromise
- Surrounded by elite resorts, golf courses, and wellness retreats
- Perfectly positioned for both weekend getaways and luxurious everyday living
- A rare blend of exclusivity and connectivity — not just well located, but exceptionally positioned

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

**Westerias Farms**  
ULTRA - LUXE FARMHOUSE

**PROJECT ADDRESS**  
VILLAGE: DADU  
TEHSIL: TAURU  
DISTRICT: NUH  
HARYANA

*Kum. h y h*  
**Authorised Signatory**

#### CALL NOW:

DISCLAIMERS: All information, images, drawings, plans or sketches shown in the advertisement are only an architect's impression and are not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature with its Recipients/Viewers. The Company endeavors to keep the information up to date and correct. Recipients/Viewers are advised to exercise their discretion in relying on the information shown/ provided in this advertisement and are requested to verify all the details, including area, amenities, services, terms of sales, and payments and other relevant terms independently with the Companies authorized Sales Team have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Recipients/Viewers are further advised not to take any decision under influence of any person such as broker, agent, any advertisements etc. They are advised to take decision independently and after relying on their own assessment. Specifications given are as filed with Haryana Gurugram. \*Taxes and statutory charges extra as applicable and terms and conditions apply. \*Electricity Connection Charges, water connection charges and sewer connection charges are extra and to be paid directly to the concerned authority.

# CRAFTED CALM IN THE HEART OF GURUGRAM



**Westerias Farms**  
ULTRA LUXE FARMHOUSE IN THE HEART OF GURUGRAM

Westerias is Haryana's first gated ultra-luxe farmhouse community. Westerias is Haryana's first gated ultra-luxe farmhouse community. Sprawled across a serene green belt, this community offers 500+ premium farmhouses set amidst nature, with wide 45-ft roads, sustainable infrastructure, private water supply, and round-the-clock security. Designed for those who seek a lifestyle beyond the urbangrind, The Westerias blends luxury with eco-conscious planning to deliver an unmatched living experience.

EXPERIENCE AN ADDRESS BEYOND ORDINARY LIVING



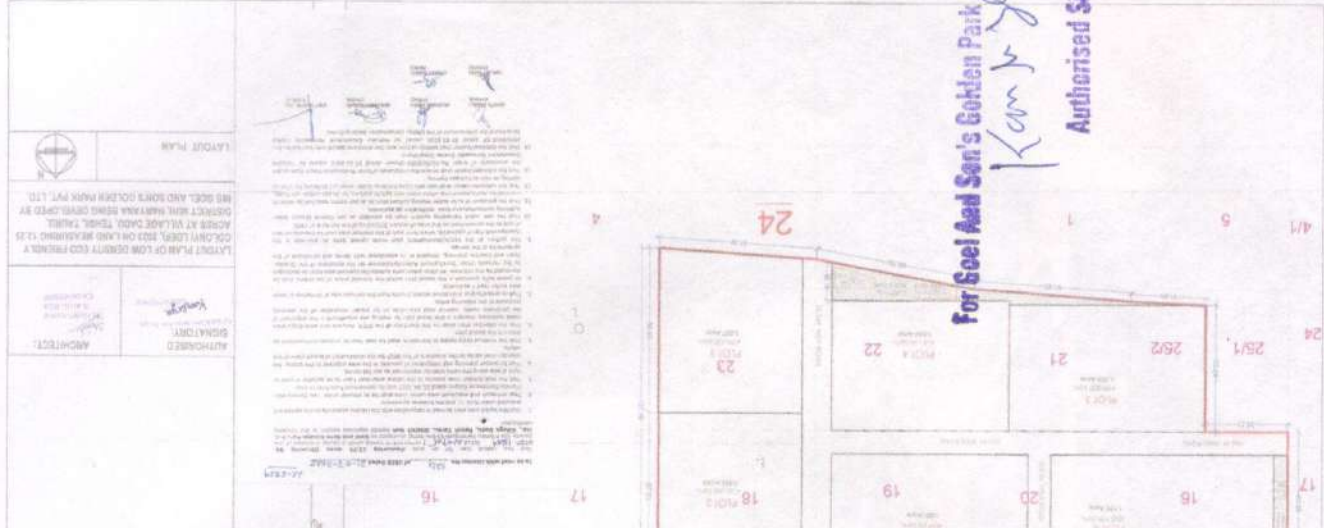
**PROJECT HIGHLIGHTS**

- 24x7 Manned Security & CCTV Surveillance • 45-Foot Wide Internal Roads • Modern Sewage Treatment Plant • Rainwater Harvesting System • On-site Composting Facility • Private Borewell for Water Supply • Round-the-Clock Electricity Supply • Eco-friendly Solar Power Solutions • Sustainable Infrastructure Planning • Designer Landscaped Features



**AREA DETAIL**

Sl. No.	Area	Area (Sq. Ft.)	Area (Sq. Mts.)
1	Plot 1	1000	92.9
2	Plot 2	1000	92.9
3	Plot 3	1000	92.9
4	Plot 4	1000	92.9
5	Plot 5	1000	92.9
6	Plot 6	1000	92.9
7	Plot 7	1000	92.9
8	Plot 8	1000	92.9
9	Plot 9	1000	92.9
10	Plot 10	1000	92.9
11	Plot 11	1000	92.9
12	Plot 12	1000	92.9
13	Plot 13	1000	92.9
14	Plot 14	1000	92.9
15	Plot 15	1000	92.9
16	Plot 16	1000	92.9
17	Plot 17	1000	92.9
18	Plot 18	1000	92.9
19	Plot 19	1000	92.9
20	Plot 20	1000	92.9
21	Plot 21	1000	92.9
22	Plot 22	1000	92.9
23	Plot 23	1000	92.9
24	Plot 24	1000	92.9
25	Plot 25	1000	92.9
26	Plot 26	1000	92.9
27	Plot 27	1000	92.9
28	Plot 28	1000	92.9
29	Plot 29	1000	92.9
30	Plot 30	1000	92.9



**APPROVED SIGNATORY**

**ARCHITECT:**

**LAYOUT PLAN**

NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



For: Goel Ashi Soni's Gulshan Park Pvt. Ltd.

*Kan Singh*

Authorised Signatory



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

*Kanika Singh*  
Authorized Signatory

For Cool And Dry's Comfort

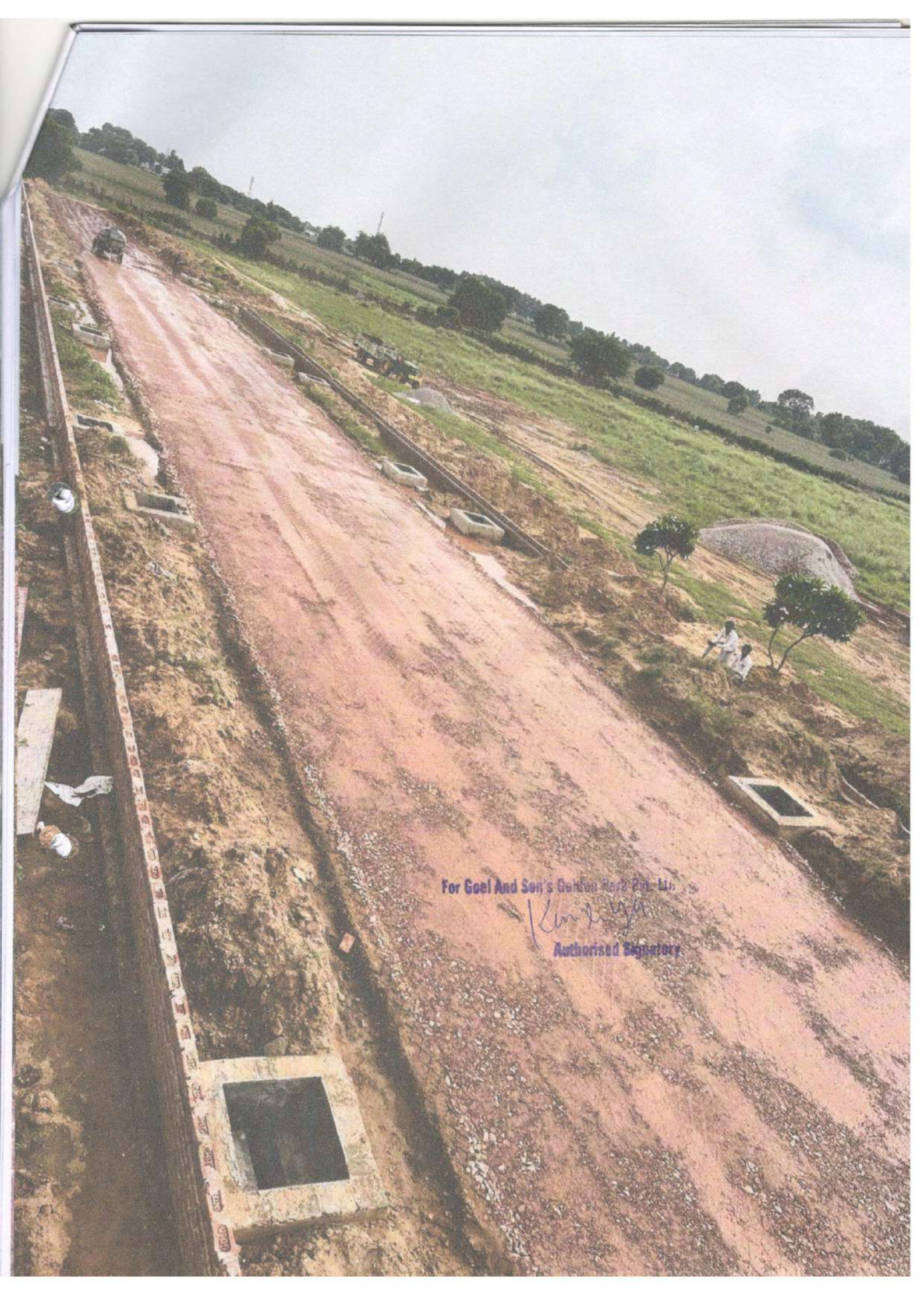
*Kamlesh Patel*

Authorized Signatory



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

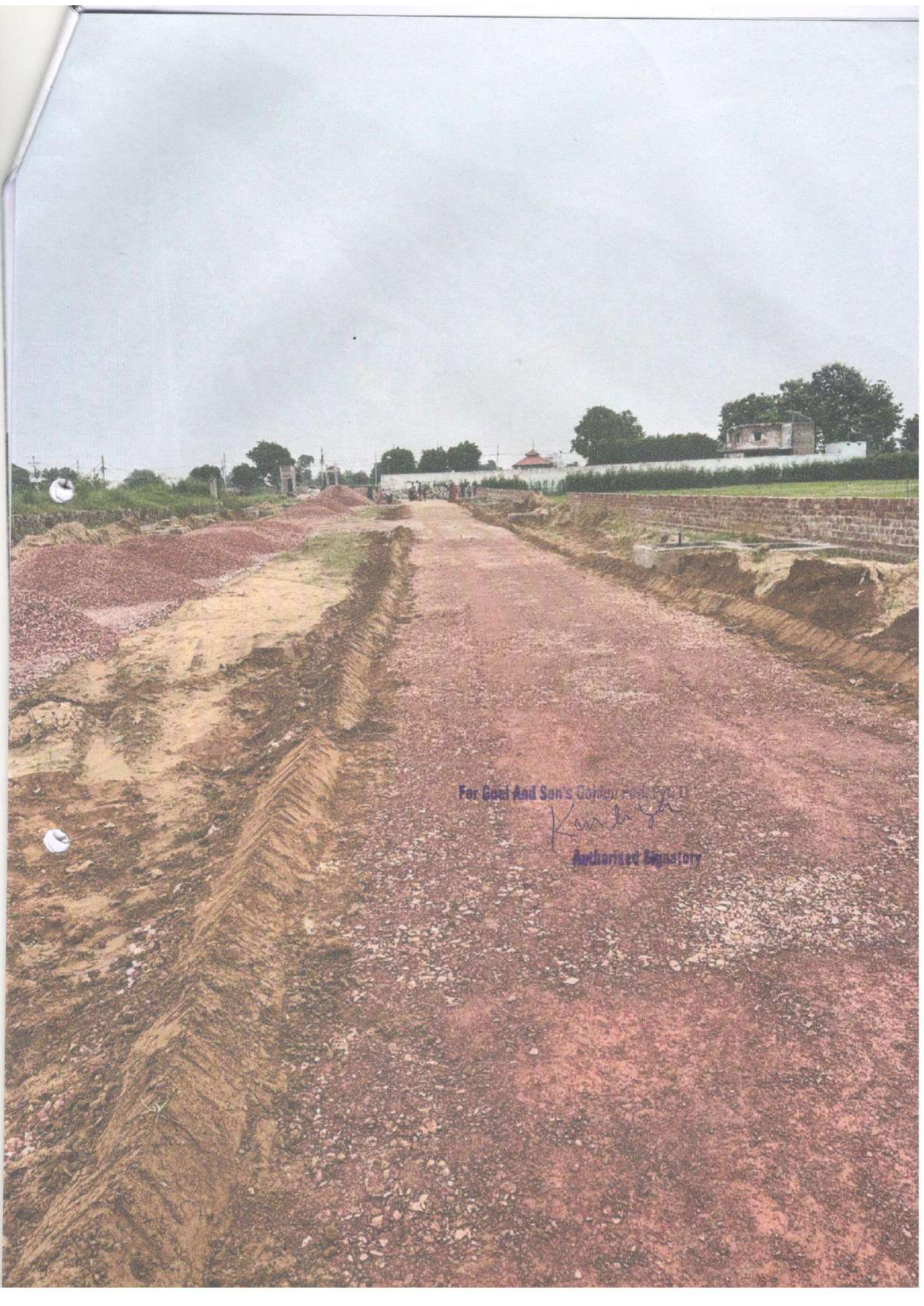
*Kankeya*  
Authorised Signatory



For Geel And Son's Garden Park Ptd. Ltd.

*Kim Singh*

Authorised Signatory



For Gool And Son's Garden Road Proj. II

*Kam Singh*

Authorized Signatory



For Goel And Son's Golden Park Pvt. Ltd.  
*Kamraj*  
Authorized Signatory

**Project "Westerias Farms" Being Developed by "M/s Goel & Son's  
Golden Park Pvt. Ltd."**

**Details of Estimated Cost of Project**

Sl. No.	Particulars	Amount in Lacs
1	Land Cost	3,766.57
2	License Fee	15.31
3	Scrutiny Fee	14.88
4	Conversion Charges	19.83
5	External Development Charges (EDC)	-
6	State Infrastructural Development Charges (SIDC)	34.70
7	Internal Development Works (IDW)	830.00
8	Cost of Construction (STP)	200.00
9	Others Cost	800.00
<b>Total</b>		<b>5,681.30</b>

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

  
**Authorised Signatory**

**Project "Westerias Farms" Being Developed by "M/s Goel & Son's Golden Park Pvt. Ltd."**

**Details of Unsold Inventory**

Sl. No.	Name of Allottee	Unit Type	Unit Number	Unit Sold/Unsold	Village	Plot Area (Acres)	Plot Area (Sqm)	Plot Area (Sqyd)	Date of booking	Rate (per Acres)	Sale Value (Rs.)	Collection (Rs.)	Balance (Rs.)	Remarks
1	-	Plot-Farm House	1	Unsold	Dadu	1.405	5,686.734	6,801.330	-	6,75,00,000	9,48,37,500.00	-	9,48,37,500	
2	-	Plot-Farm House	2	Unsold	Dadu	1.022	4,135.362	4,945.890	-	6,75,00,000	6,89,85,000.00	-	6,89,85,000	
3	-	Plot-Farm House	3	Unsold	Dadu	1.027	4,157.925	4,972.880	-	6,75,00,000	6,93,22,500.00	-	6,93,22,500	
4	-	Plot-Farm House	4	Unsold	Dadu	1.034	4,184.460	5,004.610	-	6,75,00,000	6,97,95,000.00	-	6,97,95,000	
5	-	Plot-Farm House	5	Unsold	Dadu	1.109	4,489.838	5,369.850	-	6,75,00,000	7,48,57,500.00	-	7,48,57,500	
6	-	Plot-Farm House	6	Unsold	Dadu	1.195	4,835.755	5,783.560	-	6,75,00,000	8,06,62,500.00	-	8,06,62,500	
7	-	Plot-Farm House	7	Unsold	Dadu	1.001	4,049.950	4,843.740	-	6,75,00,000	6,75,67,500.00	-	6,75,67,500	
8	-	Plot-Farm House	8	Unsold	Dadu	1.001	4,049.950	4,843.740	-	6,75,00,000	6,75,67,500.00	-	6,75,67,500	
9	-	Plot-Farm House	9	Unsold	Dadu	1.000	4,046.850	4,840.030	-	6,75,00,000	6,75,00,000.00	-	6,75,00,000	
	<b>Total</b>					<b>9.794</b>	<b>39,636.824</b>	<b>47,405.630</b>			<b>66,10,95,000</b>		<b>66,10,95,000</b>	

**For Goel And Sen's Golden Park Pvt. Ltd.**

*Kam Beyer*

**Authorised Signatory**