

Agreement Award



Indian-Non Judicial Stamp  
Haryana Government



Date : 02/05/2025

Certificate No. COB2025E4



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 131754503



Penalty : ₹ 0  
(Rs. Zero Only)

Seller / First Party Detail

Name: Goel and sons golden park pvt

H.No/Floor : 155/2

Sector/Ward : 155

LandMark : Village bannoli

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 to be executed with DTCP

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM LC-IV-C

(See rule 11 (I) (h))

Bilateral Agreement by owner of land intending to set up a Plotted colony

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

BETWEEN

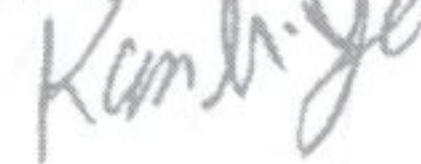
Goel & Sons Golden Park Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Plot at khasra no. 155/2 village Bannoli Najafgarh, South West Delhi, 110061 (hereinafter referred to as "Owner" or "Licensee:") (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors,

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

  
Authorised Signatory

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

  
Authorised Signatory

Director  
Town & Country Planning  
Haryana, Chandigarh



administrator, attorney, nominees and permitted assigns); represented herein by its Authorized Signatories Kanhiya of the Owner/Developer.

AND

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

AND

WHEREAS in addition to the agreement executed pursuant of the provisions of rule Rule- 11 of the Haryana Development and Regulation of Urban Area Rules, 1976 (hereinafter referred to as the said "Rules"), and the conditions laid therein for the grant of license, the owner shall enter into a Bilateral 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 Farmhouse Colony on land measuring 12.25 acres situated at Village Dadu, Tehsil Taoru, Distt. Nuh, Haryana, more particularly mentioned in the Annexure hereto.

AND WHEREAS this bilateral agreement mutually agreed between the parties shall be binding on the Owner.



NOW THIS DEED WITNESSETH AS FOLLOWS

1. In consideration of the Director agreeing to grant license to the owner to set up the said colony on the land mentioned in Annexure here to on the fulfillment of all the conditions laid down in rule 11 by the owner shall be bound by the terms and conditions this agreement executed by the owner hereunder covenanted as follows which shall be ensured by licensee to be complied with either himself or by plot holder through agreements: -
  - a. Provisions for solar power plants for requirement of the individual unit will be installed by individual plot owners.
  - b. Provisions of integrated facility for storage, purification distribution, and recycling of storm water aiming for not external source of water supply, minimum ground water extraction and zero run off.
  - c. Provisions for sewerage treatment plant along with recycling and independent distribution system for separately fulfilling the farming, flushing and domestic water requirements.
  - d. Installation of a compost plant for utilizing and recycling of biodegradable waste at level of colony.
  - e. Restriction of the residential density of the colony to a maximum of 25 persons per acre
  - f. Floriculture, horticulture, and micro irrigation activity/facility may be promoted at plot level.

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

*Kanhiya*  
Authorized Signatory

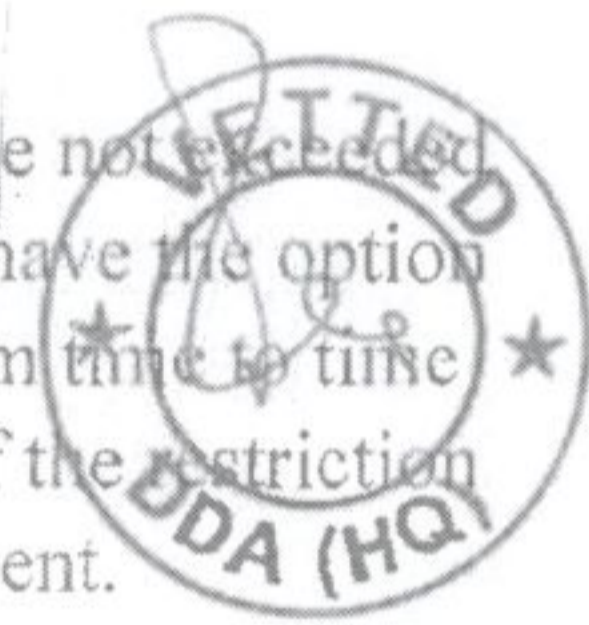
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Director  
Town & Country Planning  
Haryana, Chandigarh

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

*Kanhiya*  
Authorized Signatory

- g. Mandatory planting of at least 20 trees in each plot will be done by the plot owner.
- h. Mandatory on-site/on-plot provisions for meeting the housing needs of service personal/labour on each plot located in such colony will be done by the plot owner.
- i. Barbed wire fencing or hedges shall demarcate the individual plots. Preferably. However boundary walls may also be allowed. Swimming pool shall be allowed on individual plots. However no commercial exploitation of such sites viz usage as banquet hall/party shall be allowed by plot owners.
2. That the owner shall submit the list of allottee(s) to the Director.
3. That the record of such allotment shall be open for inspection by State Government.
4. That the owner shall derive maximum net profit @ 15% of the total project cost of development of colony after making provisions of statutory taxes. In case, the net profit exceeds 15% after completion of the project period, surplus amount shall be deposited, within two months in the State Government Treasury by the owner or he shall spend this money on further amenities/facilities in his colony for the benefit of the residents therein.
5. The owner shall submit the following certificates to the Director within ninety days of the full and final completion of the project from a Chartered Accountant that:-
- a) the overall net profits after making provisions for the payment of taxes have not exceeded 15% of the total project cost of the scheme. Alternatively, the owner shall have the option either to deposit the Infrastructure Augmentation charges as applicable from time to time at any stage before grant of completion certificate and get the exemption of the restriction of net profit beyond 15% or deposit the amount as per terms of this agreement.
6. That the owner shall 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.
7. That the owner shall deposit Thirty percent of the amount realized by him from plot holders, from time to time, 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.
8. That the owner shall permit the Director or other officer authorized by him in this behalf to inspect the execution of the layout, and the development works in the colony and the colonizer shall carry out all directions issued by him or ensuring due compliance of the executions of the layout and development works in accordance with license granted.



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

*Kamliya*  
Authorised Signatory

Director  
Town & Country Planning  
Haryana, Chandigarh

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

*Kamliya*  
Authorised Signatory



9. The owner shall carryout at his own expenses any other work, which the Director may think necessary and reasonable in the interest of proper development of colony.
10. The bank guarantee of Internal Development Works has been furnished on the interim rates for development works and construction of the community building, if any. The owner will submit the additional Bank Guarantee. If any, at the time of approval of service plan/estimates according to the approved plan. In case of community building, the bank guarantee is based on the interim rate of construction as on 01.01.1995. With an increase in the cost of construction and an increase in the number of facilities in the Layout Plan, the Owner will furnish an additional bank guarantee within in thirty dates on demand.
11. That any other condition which the Director may think necessary in public interest can be imposed.

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

For Goel & Sons Golden Park Private Limited  
 For Goel & Son's Golden Park Pvt. Ltd.

*Kandiyar*  
 Authorized Signatory  
 Authorised Signatory

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

WITNESSES:

1. *Harajan Singh*  
 SCO-116-117  
 Sector BC Chandigarh
- 2.

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

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

*Kandiyar*  
 Authorised Signatory