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Agreement Award



**Indian-Non Judicial Stamp
Haryana Government**



Date : 20/03/2024

Certificate No. COT2024C2



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 114366740



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

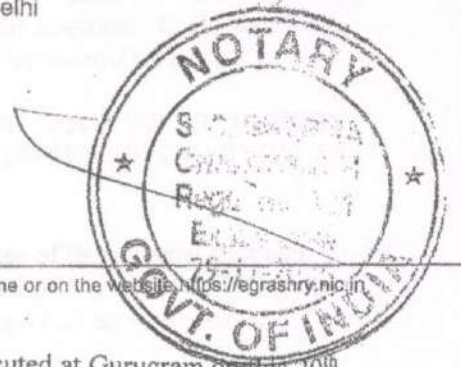
Name: Goel Sons Goldenpark
H.No/Floor : Kh Sector/Ward : No LandMark : 155 2
City/Village : Bamnoli District : Najafgarh State : Delhi
Phone: 98*****33 Others : Goel and sons golden park pvt ltd



Buyer / Second Party Detail

Name : Goel Sons Developers
H.No/Floor : 258akhno Sector/Ward : 215 LandMark : Najafgarh
City/Village: South west District : South west delhi State : Delhi
Phone : 98*****33 Others : Goel and sons developers pvt ltd

Purpose : To be submitted Government of Haryana Department



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

THIS Memorandum of Understanding ("MOU") is made and executed at Gurugram on this 20th day of March, 2024 between:-

Goel & Son's Golden Park Pvt. Ltd. through its Director Mr. Sunil Goel having its registered office at At Kh No 155/2, Village Bamnoli Najafgarh, Delhi, 110061 represented by one of its Directors Mr. Sunil Goel (hereinafter referred to as the "Golden Park" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, administrator, attorney, nominees and permitted assigns);

AND

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

Authorised Signatory

Goel & Son's Developers Pvt Ltd, a company incorporated under the Companies Act, and having its registered office at 358A, KH NO 215/216/219 Roshan Garden, near poll no 411 Najafgarh South West Delhi 110043, represented by one of its Directors Mr. AJAY GOEL, (hereinafter referred to as the "**Goel & Son's**") (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, administrator, attorney, nominees and permitted assigns);

WHEREAS

- A. The **Golden Park** has applied for grant of Licence for setting up a plotted colony under Low-Density Eco-Friendly Colony (LDEF) dated 21.04.2023, for land measuring 12.25 acres situated at Village Dadu, Tehsil Tauru, Distt. Nuh, Haryana.
- B. AND whereas The **Goel & Son's** has been granted = Licence No 76 of 2022 dated 24.6.2022 in the revenue estate of village Khaika, Sector 4, Sohna, District Gurugram and the said project is near completion now.
- C. That Goel & Son's have team of technical experts required for development of project on the field, besides an architect firm Manish Jain and Associates is also assisting the Goel & Son's in the development of the said DDJAY project.
- D. That **Goel & Son's** and **Golden Park** are working in the filed of real estate development from past several years and for future projects on the mutual basis purchasing further land parcels for development Project in Delhi & NCR.
- E. That **Golden Park** has purchased 12.25 acres of land in village Village Dadu, Tehsil Tauru, Distt. Nuh, Haryana and for development of this land **Golden Park** has applied for grant of Licence for plotted colony under Low-Density Eco-Friendly Colony (LDEF) dated 21.04.2023 and whereas Goel & Son's have issued an assurance letter for providing technical assistance to **Golden Park** for setting-up Plotted Colony under DDJAY on the admeasuring 18.025 acres in village Khaika, Sector-4, Sohna, District Gurugram.
- F. Now considering the above understanding parties have agreed to enter into this MOU for assuring that **Goel & Sons's** will always provide the technical assistance to **Golden Park** for development of above mentioned Licence under LDEF policy dated 21.04.1024.

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED, DECLARED, AND COVENANTED BY AND BETWEEN THE PARTIES AS UNDER: -

That **Goel & Sons's** will provide all Technical support and expertise of its technical staff and experience to **Golden Park** for developing above mentioned plotted colony under Low-Density Eco-Friendly Colony (LDEF) dated 21.04.2023, for land measuring 12.25 acres situated at Village Dadu, Tehsil Tauru, Distt. Nuh, Haryana.

1. That, the paid up and authorized capital of **Golden Park** is sufficient for undertaking project over above mentioned land and sufficient as per DTCP norms for obtaining above mentioned Licence.

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

Kanhya

Authorised Signatory

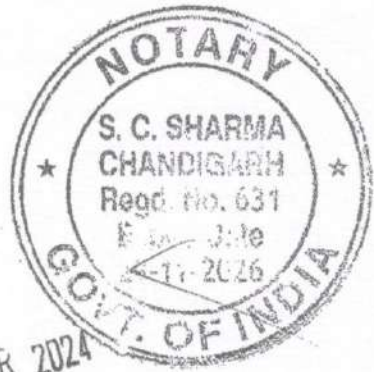


- 2. That this business arrangement is entered into by all the Parties on principal-to-principal basis and as independent commercial entity shall each be individually responsible for fulfilling any and all responsibilities and statutory compliances as are not covered by this MOU.
- 3. That this agreement shall not create the relationship of the partnership between the parties neither this agreement create any relationship of Developer and Colonizer between the Companies so this agreement should not be considered as transfer of any of the Development rights with respect to above mentioned 12.25 acres land.
- 4. The stamp duty, registration charge and all other expense pertaining to this MOU shall be borne by **Golden**.

IN CONFIRMATION OF the terms of this MOU as listed above, these presents are signed and witnessed by the Parties as listed below:

<p>For Goel & Son's Golden Park Pvt Ltd For Goel & Son's Golden Park Pvt. Ltd. Director Mr. Sunil Goel</p>	<p>For Goel & Son's Developers Pvt Ltd For GOEL & SON'S DEVELOPERS PRIVATE LIMITED Proprietor Mrs. Meera Goel</p>
<p>Witness 1</p>	<p>Witness 2</p>

Attested As Identified
 NOTARY GOVT OF INDIA
 CHANDIGARH



12.1 MAR 2024

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

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GOEL & SON'S GOLDEN PARK PVT. LTD.
REAL ESTATE SERVICES • CONSTRUCTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GOEL & SON'S GOLDEN PARK PRIVATE LIMITED, HELD ON THURSDAY, 29TH DAY OF FEBRUARY 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT KH NO 155/2, VILLAGE BAMNOLI NAJAFGARH, DELHI, 110061 AT 12:30 P.M.

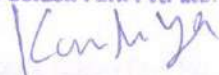
The Chairman informed to board that for our new project named Low-Density Eco-Friendly Colony (LDEF), 21.04.2023, on the land measuring 12.25 acres at village-Dadu, Tehsil- Tauru, District- Nuh, Haryana. It is necessary to submit documents to the Director, Town and Country Planning, Haryana, Chandigarh, HARERA, and many other Government authorities.

Board considers the same and following resolution had been passed:

"RESOLVED THAT the consent of the Board be and is hereby accorded to submit the documents and any other matter related to DTCP, Forest NOC, Mines and Geology, Gurugram, permission for ground water extraction from the Central Ground Water Board, URBAN Local Bodies Haryana, Deputy Commissioner office Gurugram, Revenue Department Haryana, and to complete the formalities associated with granting of permissions and execution of LDEF project on behalf of the Company."

"RESOLVED FURTHER THAT the consent of the Board of Directors be and is hereby accorded to authorize **Mr. Kanhiya, the Authorization Person** of the Company, to obtain permission from all the Government Department and to sign and execute the document(s), application(s), affidavit(s), undertaking (s), declaration(s), etc. on behalf of the company with respect to project mentioned above."

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


Authorized Signatory

GSTIN : 07AAICG3142L1ZI CIN No. : U70100DL2020PTC364165

+91-8373929292 info@goelsons.org

Kh. No. 155/2, Village Bamnoli, Najafgarh, South-West Delhi-110061



"RESOLVED FURTHER THAT Mr. Kanhiya the authorized person of the company be and is hereby authorized to represent the company and to take necessary actions, execute/sign all relevant documents, records, etc., alterations/modifications thereof, submission or obtaining copies documents/records, on behalf of the company as and when required by the offices of Director, Town and Country Planning Haryana, Forest Department Haryana, Chandigarh, HARERA, Directorate of URBAN Local Bodies Haryana, Deputy Commissioner office Nuh, Revenue Department Haryana, Central Ground Water Board. and all other Government authorities."

RESOLVED FURTHER THAT certified true copy of this resolution be submitted wherever and whenever required under the signature of any Director of the company."

FOR Goel & Son's Golden Park Private Limited

अनिल गोयल

Director

Attested Signature of Authorised Signatory/Director: Kanhiya

FOR Goel & Son's Golden Park Private Limited

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

अनिल गोयल

Director



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

Kanhiya

Authorised Signatory

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GOEL & SON'S DEVELOPERS PVT. LTD.

REAL ESTATE SERVICES • CONSTRUCTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GOEL & SON'S DEVELOPERS PRIVATE LIMITED, HELD ON THURSDAY, 29TH DAY OF FEBRUARY 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT KH NO 155/2, VILLAGE BAMNOLI NAJAFGARH, DELHI, 110061 AT 12:40 P.M.

The Chairman informed to board that Goel & Son's Golden Park Pvt Ltd is applying for a new project named Low-Density Eco-Friendly Colony (LDEF), 21.04.2023, on the land measuring 12.25 acres at village-Dadu, Tehsil- Tauru, District- Nuh, Haryana. For the grant of Licence from Director, Town and Country Planning, Haryana, Chandigarh, Goel & Son's Golden Park Pvt Ltd needs technical support from the Company. Since the Company is undertaking development of Licence No 76 of 2022 dated 24.6.2022 in the revenue estate of village Khaika, Sector 4, Sohna, District Gurugram and have team of technical experts who can help Goel & Son's Golden Park Pvt Ltd in execution of development work of Low-Density Eco-Friendly Colony (LDEF).

Board considers the same and following resolution had been passed:

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter into Memorandum of Understanding ("MOU") with Goel & Son's Golden Park Pvt Ltd for providing Technical support in execution of development work of Low-Density Eco-Friendly Colony (LDEF)."

"RESOLVED FURTHER THAT the draft of MOU to be executed with Goel & Son's Golden Park Pvt Ltd is placed before board and consent of the Board of Directors be and is hereby accorded to authorize **Mr. Ashish Goyal**, for execution of MOU on behalf of Company"

RESOLVED FURTHER THAT certified true copy of this resolution be submitted wherever and whenever required under the signature of any Director of the company."
FOR Goel & Son's Developers Private Limited

For GOEL & SON'S DEVELOPERS PRIVATE LIMITED

Murug
Director

Attested Signature of Authorised Signatory/Director:

For GOEL & SON'S DEVELOPERS PRIVATE LIMITED

FOR Goel & Son's Developers Private limited
Murug
Director



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

Kamlesh
Authorised Signatory

GSTIN : 07AAICG3142L1ZI • CIN No. : U70100DL2020PTC364165

+91-8373929292 info@goelsons.org

58A, Kh. No.-215/216/219, Near Pole No.-411, Roshan Garden, Najafgarh, New Delhi-110043