



INDIA NON JUDICIAL



IN-UP61272174484913W

NITI Government of Uttar Pradesh

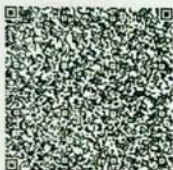
Reg. No. UP/10940/10  
Ch. No. 21, Tehsil: Compound, Ghaziabad  
Mob.: 9818580320  
e-Stamp

ROTHAS KUMAR GARG  
LICENSE NO.: 295  
TEHSIL COMPOUND GZB.

Certificate No. : IN-UP61272174484913W  
Certificate Issued Date : 12-Feb-2024 10:59 AM  
Account Reference : NEWIMPACC (SV)/ up16000904/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1600090418719322671486W  
Purchased by : MESSERS GOEL FLEXIBLE PACKGING P LTD  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : MESSERS URBAN CONSTRUCTOR LLP  
Second Party : MESSERS GOEL FLEXIBLE PACKGING P LTD  
Stamp Duty Paid By : MESSERS GOEL FLEXIBLE PACKGING P LTD  
Stamp Duty Amount(Rs.) : 1,000  
(One Thousand only)

₹1,000 ₹1,000 ₹1,000

सत्यमेव जयते



₹1,000

IN-UP61272174484913W

Please write or type below this line

For URBAN CONSTRUCTOR LLP  
*Dharm*  
Designated Partner

For Goel Flexible Packaging Pvt. Ltd.

Director

IRID 0026419169

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



**MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING** is executed at Ghaziabad on this 12<sup>th</sup> day of Feb., 2024.

**BETWEEN**

1. **M/S URBAN CONSTRUCTOR LLP** registered under the provision of LLP Act, 2008 with the office of Registrar of Companies Delhi, bearing LLP identification Number (LLPIN) AAV-1078 having its registered office situated at 3/24, Main Shankar road, old Rajendra Nagar, New Delhi-110060 through its Partner/Authorized Representative Mr. Deepak Sharma S/O Sh. Surjeet Sharma duly authorized vide board resolution dated 09.02.2024 passed in partnership meeting. (Hereinafter referred to as party of the FIRST PART) which expression shall, unless repugnant to the context or meaning thereof shall mean and include its assigns, successors and representatives.

**AND**

2. **M/S GOEL FLEXIBLE PACKGING (P) LTD.** A company registered under the Companies Act, 1956 with the office of Registrar of Companies Delhi, bearing Corporate Identification Number (CIN) U28129DL1999PTC098320, having its registered office situated at 1/10764, Subhash Park, Navin Shahdara, Delhi-110032, through its Director/Authorized Representative Mr. Umesh Goel S/O Sh. Shrikrishan Goel duly authorized vide Board Resolution dated 09.02.2024 passed in the board meeting held at registered office of the Company (Hereinafter referred to as party of the SECOND PART) which expression shall, unless repugnant to the context or meaning thereof shall mean and include its assigns, successors and representatives.

For URBAN CONSTRUCTOR LLP  
*Deepak Sharma*  
Designated Partner

For Goel Flexible Packaging Pvt. Ltd.

*Umesh Goel*  
Director

**NITIN KUMAR**  
Advocate  
Reg. No. UP/10940/10  
Ch. No. 21, Tera Compound, Ghaziabad  
Mob.: 9815580320



*about*



आवेदन सं०: 202400739012494

## अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 101

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री अर्बन कन्स्ट्रक्टर एल०एल०पी० द्वारा  
दीपक शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री सुरजीत शर्मा  
व्यवसाय : अन्य  
निवासी: 3/24 मेन शंकर रोड ओल्ड राजेन्द्र नगर नई दिल्ली




श्री, अर्बन कन्स्ट्रक्टर एल०एल०पी० द्वारा

दीपक शर्मा अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/02/2024 एवं 03:14:57  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पूनम सिंह  
उप निबंधक :सदर पंचम  
गाजियाबाद  
12/02/2024

शितलेश दोहरे  
निबंधक लिपिक  
12/02/2024

प्रिंट करे





WHEREAS AS the parties of the First and Second Part have now decided to development of residential villas and commercial shops at their plot of lands adjacent to each other situated at Raj Nagar Extension, Ghaziabad under the name and style of **M/s NIRVANA HOMES'** as mutually consented and agreed by both the parties.

AND WHEREAS first party is owner of land admeasuring 7050 Sq.mt. situated at khasra no. 122, Morti, Raj Nagar Extension Ghaziabad-201017 and second party is owner of land admeasuring 6130 Sq.mt. situated at khasra no.963, Noor Nagar, Raj Nagar Extension Ghaziabad-201017 both the lands are adjacent to each other.

AND WHEREAS both the parties willing to develop their lands into residential villas approved by the concerned authorities, for use of the common areas such as passages, club house it has been considered expedient to reduce the terms and conditions of the MEMORANDUM OF UNDERSTANDING, into writing so as to avoid any disputes or any differences between the parties in future. Now this Memorandum of Understanding witnessed as under:

1. This Memorandum of Understanding is made between the first and second party for the development of residential villas and commercial shops as per the plan approved by the relevant Authority.
2. That first party is owner of land admeasuring 7050 Sq.mt. situated at khasra no. 122, Morti, Raj Nagar Extension Ghaziabad-201017 and second party is owner of land admeasuring 6130 Sq.mt. situated at khasra no.963, Noor Nagar, Raj Nagar Extension Ghaziabad-201017 both the lands are adjacent to each other.

For URBAN CONSTRUCTOR LLP  
*Shashank*  
Designated Partner

For Goel Flexible Packaging Pvt. Ltd.

*Goel*  
Director

NITIN KUMAR  
Advocate  
Reg. No. UP/10940/10  
Ch. No. 21, Teinul Compound, Ghaziabad  
Mob.: 9818580320



आवेदन सं०: 202400739012494

बही सं०: 4

रजिस्ट्रेशन सं०: 101

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री अर्बन कन्सट्रक्टर एल०एल०पी० के द्वारा दीपक शर्मा, पुत्र श्री सुरजीत शर्मा

निवासी: 3/24 मैन शंकर रोड ओल्ड राजेन्द्र नगर नई दिल्ली

व्यवसाय: अन्य

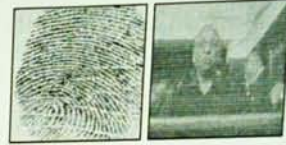
प्रथम पक्ष: 2

*Sharma*

श्री मै० गोयल फलेक्सीबल पैकिंग प्रा०लि० के द्वारा उमेश गोयल, पुत्र श्री श्रीकृष्ण गोयल

निवासी: 1/10764 सुभाष पार्क नवीन शाहदरा दिल्ली-110032

व्यवसाय: अन्य

*Goyal*

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री असबीर सिंह, पुत्र श्री सुखवीर सिंह

निवासी: बी-303 केडीपी राज नगर एक्स० गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2

*Asabir*

श्री वैभव गोयल, पुत्र श्री उमेश गोयल

निवासी: 1/10764 सुभाष पार्क नवीन शाहदरा दिल्ली

व्यवसाय: अन्य

*Vaibhav*

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पूनम सिंह

उप निबंधक: सदर पंचम

गाजियाबाद

12/02/2024

शितलेश दोहरे

निबंधक लिपिक गाजियाबाद

12/02/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:



प्रिंट करें




3. That for the optimal utilization of resources and parcels of land belonging to both parties, both parties to this Memorandum of Understanding (MOU) have mutually agreed and consented to develop residential villas and commercial shops in accordance with the approved plans of the relevant authority on their respective plots of land. This MOU is signed to preclude any disputes concerning common areas, including shared passages, clubhouse, and any other common facilities.
4. That in pursuance of the development of land parcels both the parties applied their map's to the Ghaziabad Development Authority and the same Map's approved in the name of both the parties dated on 19 June 2023.
5. That in the approved map of the Ghaziabad Development Authority, the names of both parties and the respective portions of land held by them, along with the measurements of the plots are specifically mentioned.
6. That the development of residential villas and commercial shops project named as "NIRVANA HOMES" include common areas measuring approximately 2113.91 sq .mt., this common area comprised of common path ways and club house.
7. That both the parties to this Memorandum Of Understanding mutually consented and agreed to surrender their rights in common areas in favor of allottees/RWA of residential villas and commercial shops.

For URBAN CONSTRUCTOR LLP

  
Designated Partner


For Goel Flexible Packaging Pvt. Ltd.

  
Director

8. That it is mutually agreed and consented by both the parties that all sale deeds of residential villas and commercial shops shall be signed by both the parties to avoid any future dispute regarding common areas.
9. That this MOU does not allow any party to transfer the title of land.
10. That both the parties shall provide NOC's and any other document required for RERA registration and registration with any other concerned authority as applicable to firm.
11. That it is mutually agreed and consented by both the parties that first party act's as the promoter and second party act's as the co-promoter for the registration with the Uttar Pradesh Real Estate Regulatory Authority.
  - i. All bank account operations done jointly by the promoter and co-promoter. That in the event of any disputes or differences about the context and of the contents of this Memorandum of Understanding, such disputes and differences shall be referred to as per the norms of RERA. The decision of RERA shall be binding upon the Parties.

For URBAN CONSTRUCTOR LLP  
  
Designated Partner

For Goel Flexible Packaging Pvt. Ltd.

  
Director

NITIN KUMAR  
Advocate  
Reg. No. UP/0940/10  
Ch. No. 21, Teinil Compound, Gheziabad  
Mob.: 9818680320



NITIN KUMAR  
Advocate  
Reg. No. UP/0940/10  
Ch. No. 21, Teinil Compound, Gheziabad  
Mob.: 9818680320







# URBAN CONSTRUCTOR

W E F O C U S O N U

At a meeting of the partners of Urban Constructor LLP held on 9<sup>th</sup> February 2024, the following resolution was proposed and approved:

Whereas, Urban Constructor LLP is the owner of land Khasra no. 122, Morti, Raj Nagar Extension, Ghaziabad, and Goel Flexible Packaging Private Limited is the owner of adjacent land Khasra no. 963, Noor Nagar, Raj Nagar Extension, Ghaziabad and parties are developing residential villas and commercial shops at their plot of lands adjacent to each other under the name and style of M/s Nirvana Homes.

Be it resolved, that Urban Constructor LLP hereby authorizes its partner, Mr. Deepak Sharma, to represent and act on behalf of the company in negotiating, finalizing, and executing a Memorandum of Understanding (MOU) with Goel Flexible Packaging Private Limited regarding the use of common passages and clubhouse for the project "Nirvana Homes" situated on abovementioned lands of respective parties.

Be it further resolved, that Mr. Deepak Sharma is authorized to sign all necessary documents, agreements, and contracts related to the MOU, and to take any further actions deemed necessary to facilitate the development of the project in accordance with the terms and conditions agreed upon by both parties.

For URBAN CONSTRUCTOR LLP

Kushal Sharma  
(Partner)

Designated Partner

For URBAN CONSTRUCTOR LLP

Arpit Sharma  
(Partner)

Designated Partner

For URBAN CONSTRUCTOR LLP

Designated Partner  
**DEEPAK SHARMA**  
(PARTNER)

9810282359, 9810972998

urbanconstructor9@gmail.com

www.urbanconstructor.com

6/76, Main Shankar Road

Old Rajinder nagar, Adj Lens Kart

New Delhi-110060



**GOEL FLEXIBLE PACKAGING (P) LTD.**

Office : 1/10764, Subhash Park, Naveen Shahdara, Delhi-110032

At a meeting of the directors of Goel Flexible Packaging (P) Ltd. held on 9<sup>th</sup> February 2024, the following resolution was proposed and approved:

Whereas, Urban Constructor LLP is the owner of land Khasra no. 122, Morti, Raj Nagar Extension, Ghaziabad, and Goel Flexible Packaging Private Limited is the owner of adjacent land Khasra no. 963, Noor Nagar, Raj Nagar Extension, Ghaziabad and parties are developing residential villas and commercial shops at their plot of lands adjacent to each other under the name and style of M/s Nirvana Homes.

Be it resolved, that Goel Flexible Packaging (P) Ltd. hereby authorizes its director, Mr. Umesh Sharma, to represent and act on behalf of the company in negotiating, finalizing, and executing a Memorandum of Understanding (MOU) with Urban Constructor LLP regarding the use of common passages and clubhouse for the project "Nirvana Homes" situated on abovementioned lands of respective parties.

Be it further resolved, that Mr. Umesh Goel is authorized to sign all necessary documents, agreements, and contracts related to the MOU, and to take any further actions deemed necessary to facilitate the development of the project in accordance with the terms and conditions agreed upon by both parties.

For Goel Flexible Packaging Pvt. Ltd.

Umesh Goel  
Director

For Goel Flexible Packaging Pvt. Ltd.

Brijesh Goel  
Director

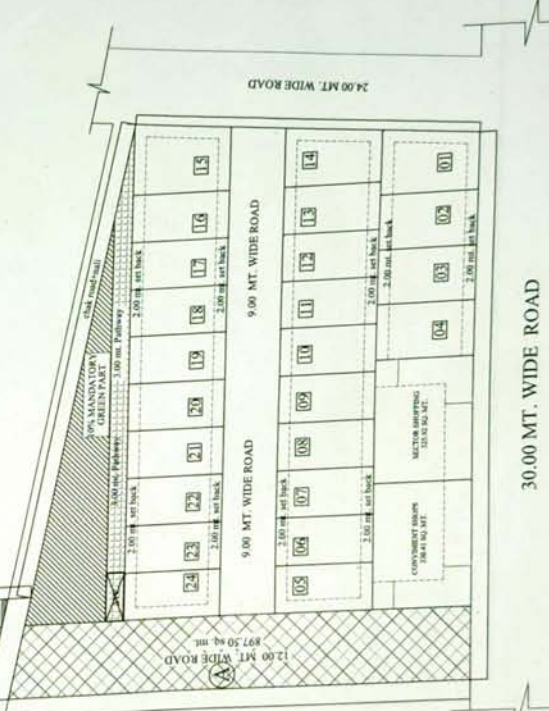
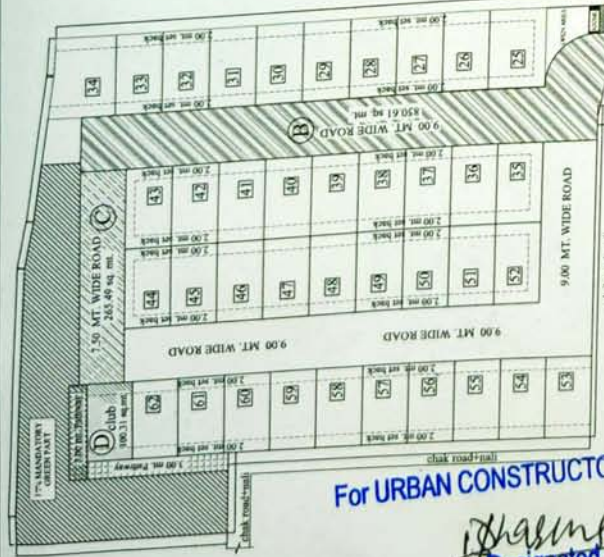
For Goel Flexible Packaging Pvt. Ltd.

Sudesh Goel  
Director

Director

Brijesh Goel  
9/2/2024

KHASRA NO. 963 NOORNAGAR AREA = A  
 KHASRA NO. 963 NOORNAGAR AREA = 897.50 SQ. MT.  
 KHASRA NO. 122 MORTI AREA = B+C+D  
 KHASRA NO. 122 MORTI AREA = 850.61+265.49+100.31  
 KHASRA NO. 122 MORTI AREA = 1216.41 SQ. MT.



For URBAN CONSTRUCTOR LLP  
*Urban Constructor*  
 Designated Partner

For Goel Flexible Packaging Pvt. Ltd.




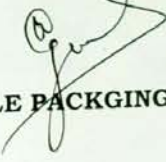
*[Signature]*

Director



that any other terms and conditions not mentioned herein shall be governed by the Indian contract Act, 1872.

In WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

WITNESS:	SIGNATURE OF THE PARTIES
 1. Ashbir Singh S/o Sukhbir Singh, R/o B-303, KDP Grand Savanna, Raj Nagar Extension, Ghaziabad, U.P.-201017	FOR For URBAN CONSTRUCTOR LLP  Designated Partner M/S URBAN CONSTRUCTOR LLP.
 2. Vaibhav Goel S/o Umesh Goel, R/o 1/10764, Subhash Park, Naveen Shahdara, Delhi-110032	FOR For Goel Flexible Packaging Pvt. Ltd.  Director M/S GOEL FLEXIBLE PACKGING (P) LTD.

NITIN KUMAR  
Advocate  
Reg. No. UP/10940/10  
Ch. No. 21, Teli Compound, Ghaziabad  
Mob.: 9818580320

आवेदन सं०: 202400739012494

बही संख्या 4 जिल्द संख्या 2486 के पृष्ठ 215 से 234 तक क्रमांक 101 पर दिनांक 12/02/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पूनम सिंह  
उप निबंधक : सदर पंचम  
गाजियाबाद  
12/02/2024

for Global Flexible Packaging Pvt. Ltd.

Director

प्रिंट करें

