

491/2011

-1-

Safe Deed

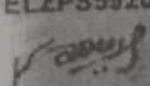


1.	Consideration	:-	Rs. 31,42,500/-
2.	Market Value as per Circle Rate	:-	Rs. 20,54,994/-
3.	Stamp Duty applicable	:-	Rs. 1,57,125/-
4.	Avas Vikas Duty	:-	Included.
5.	Total Stamp Duty Paid	:-	Rs. 1,57,500/-
6.	No. of Stamp Sheets	:-	One E Stamp Certificate No. IN-UK15488336440495P Certificate issue date:- 21 st March 2017
7.	Main Locality	:-	Situated in Village Malsi Pargana Pachwadun Distt. Dehradun.
8.	Distance from Main Road	:-	More than 50 Meters Away From Main New Mussoorie Diversion Road, Dehradun.
9.	Description of Property	:-	All that open plot of Residential Land without any constructions thereupon bearing Khasra No. 188 Gha having land area measuring 105.22 Sq. Mtrs or 125.7 Sq. Yards bounded and butted with Boundary Wall measuring 10.567 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.
10.	Circle Rate	:-	Base Rate Rs. 18,500/- Per Sq. Mtrs for open plot of Residential Land Rs. 1000/- Per Running Mtr for Boundary Wall plus 5% (Five Percent) loading for property located on 25Ft. or 7.62 Mtr wide Colony Road.
11.	Name and Address of Seller	:-	MR. KESHAV SOIN S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun.
12.	Name and Address of Purchaser	:-	MR. RAJESH PAL S/o Mr. Ram Kumar R/o 133 Jakhan, Rajpur Road, Dehradun.
13.	PAN of the Seller	:-	ELZPS5920M
14.	PAN of the Purchaser	:-	CPBPP3624R
15.	Drafted By	:-	Parties

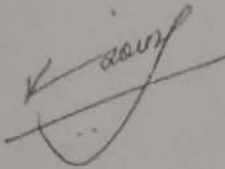
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4
21/4/21 41/1/1

431

IDS OF SELLER AND PURCHASER

आयकर विभाग INCOME TAX DEPARTMENT KESHAV SOIN KEWAL KRISHAN SOIN 31/10/1994 Permanent Account Number ELZPS5920M  Signature	 भारत सरकार GOVT. OF INDIA   21112012
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आयकर विभाग INCOME TAX DEPARTMENT RAJESH PAL RAM KUMAR PAL 16/02/1988 Permanent Account Number CPBPP3624R  Signature	 भारत सरकार GOVT. OF INDIA 
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राजेश पाल

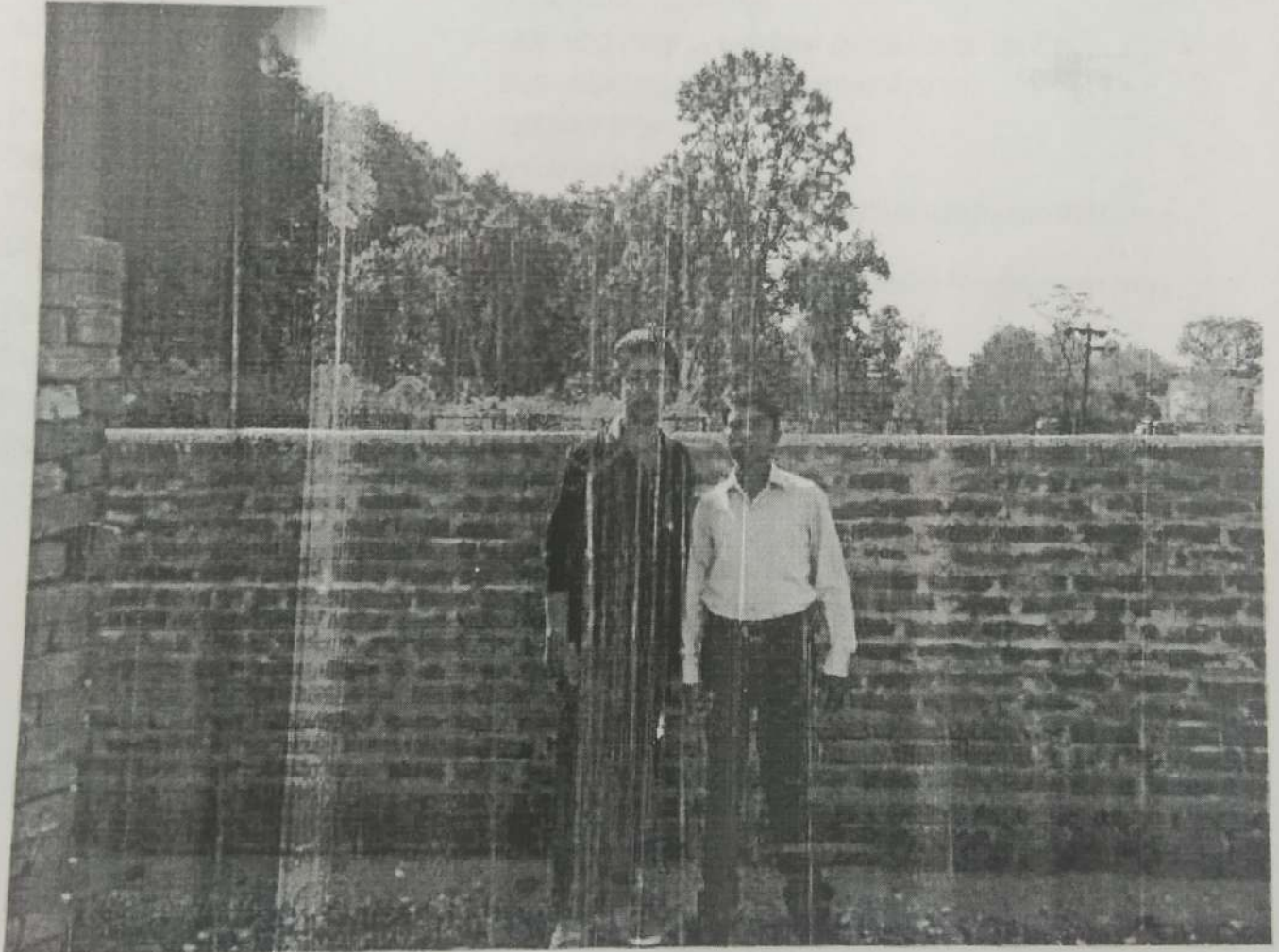
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PHOTOGRAPH

Site Photograph of All that open plot of Residential Land without any constructions thereupon bearing Khasra No. 188 Gha having land area measuring 105.22 Sq. Mtrs or 125.7 Sq. Yards bounded and butted with Boundary Wall measuring 10.567 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.

SELLER: MR. KESHAV SOIN

PURCHASER: MR. RAJESH PAL



K. Soin
SELLER

Rajesh Pal
PURCHASER



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK15488336440495P
Certificate Issued Date : 21-Mar-2017 12:49 PM
Account Reference : NONACC (SV)/ uk1215804/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK121580430990749652970P
Purchased by : KESHAV SOIN
Description of Document : Article 23 Conveyance
Property Description : VILLAGE MALSI, PARGANA PACHWADUN, DEHRADUN
Consideration Price (Rs.) : 31,42,500
(Thirty One Lakh Forty Two Thousand Five Hundred only)
First Party : KESHAV SOIN
Second Party : RAJESH PAL
Stamp Duty Paid By : KESHAV SOIN
Stamp Duty Amount(Rs.) : 1,57,500
(One Lakh Fifty Seven Thousand Five Hundred only)



Please write or type below this line



VO 0006027814

Sale Deed

THIS DEED OF SALE is made on this 22nd day of March 2017 at Dehradun by

MR. KESHAV SOIN (Pan No. ELZPS5920M) S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun.

(Hereinafter called "Seller") of the One Part;

----- SELLER

IN FAVOUR OF

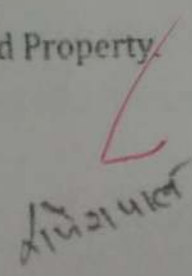
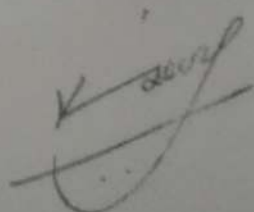
MR. RAJESH PAL (Pan No. CPBPP3624R) S/o Mr. Ram Kumar R/o 133 Jakhan, Rajpur Road, Dehradun.

(Hereinafter called the "Purchaser") of the other part.

-----PURCHASER

PROVIDED ALWAYS and it is hereby agreed that the terms "SELLER" and "PURCHASER" wherever used hereinafter unless repugnant to the context shall always include their respective heirs, successors, administrators, legal representatives, etc.

AND WHEREAS the Seller Mr. Keshav Soin became the absolute owner of all that open plot of land measuring 0.4800 Hect or 4800 Sq. Mtrs bearing Khasra No. 188 Gha area measuring 4047 Sq. Mtrs and Khasra No. 188 Kha area measuring 753 Sq. Mtrs situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun without any constructions thereupon having purchased from M/s Sheiba Eye Care Pvt. Ltd. through its Director Sh. Sanjay Soin vide Sale Deed dated 7th September 2013 which is duly registered in the office of Sub Registrar Dehradun at Book No. 1 Vol No. 384 at Pages 81 to 116 as Document No. 1563 registered on 9th September 2013 and the Name of the Seller Mr. Keshav Soin is duly mutated in the Revenue Records as absolute owner of the said Property.



AND WHEREAS the Seller **Mr. Keshav Soin** also became the absolute owner of All that Open Plot of Land Bearing Khasra No. 188 Gha having Land Area Measuring 83 Sq. Mtrs or 0.0083 Hect or 99.23 Sq. Yards Situated in Village Malsi Pargana Pachwadun Distt. Dehradun without any constructions thereupon having purchased from **M/s Uttaranchal Estates Pvt. Ltd.** through its director **Sh. Harsh Vardhan Agrawal** vide Sale Deed dated 24th August 2015 which is duly registered in the office of Sub Registrar Dehradun at Book No. 1 Vol No. 5920 at Pages 89 to 120 as Document No. 3052 registered on 24th August 2015 and the Name of the Seller **Mr. Keshav Soin** is duly mutated in the Revenue Records as absolute owner of the said Property.

AND WHEREAS **M/s Uttaranchal Estates Pvt. Ltd.** through its Director **Sh. Harsh Vardhan Agrawal** along with **M/s Sheiba Eye Care Pvt. Ltd.** through its Director **Sh. Sanjay Soin** had purchased all that land Measuring 0.4883 Hect. or 4883 Sq. Mtrs or 1.21 Acres Bearing Khasra No. 188 Gha Area Measuring 4130 Sq. Mtrs or 0.4130 Hect. and Khasra No. 188 Kha Area Measuring 753 Sq. Mtrs or 0.0753 Hect. Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun without any constructions thereupon having Purchased from **Sh. Om Prakash Arora** S/o Late Sh. Devi Dayal Arora R/o 115 A, Old Gupta Colony Near Vijaya Nagar, Delhi-11009 India vide Sale Deed Dated 07.10.2005 which is Duly Registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 1440 at Page 430 Additional File Book No. 1 Vol No. 1522 Pages 833 to 848 as **Document No. 6498** Registered on 10.10.2005.

AND WHEREAS Since the Land was purchased by Both the Companies Jointly vide Sale Deed Dated 07.10.2005 as mentioned above, the Areas of Ownership of Land was not Specified Separately hence a **Partition Deed** was Executed Between Both the Companies to ascertain the Area of Land owned by them on **30th July 2012** which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 236 at Pages 139 to 158 as Document No. 1232 Registered on **30th July 2012** and as a Result of Partition **M/s Sheiba Eye Care Pvt. Ltd.** became the Exclusive Owner in Possession of All that Land Measuring 0.4800 Hect or 4800 Sq. Mtrs which consists of Khasra No. 188 Kha Area measuring 0.0753

K. Soin

21/12/14/15

Hect. or 753 Sq. Mtrs and Khasra No. 188 Gha Area Measuring 0.4047 Hect. or 4047 Sq. Mtrs Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun and **M/s Uttaraanchal Estates Pvt. Ltd.** became the absolute owner of All that Land measuring 0.0083 Hect or 83 Sq. Mtrs Part of Khasra No. 188 Gha Situated in Village Malsi, Pargana Pachwadun Distt. Dehradun.

AND WHEREAS One **Sh. Om Prakash Arora** S/o Late Sh. Devi Dayal Arora R/o 115 A, Old Gupta Colony Near Vijaya Nagar, Delhi had purchased all that plot of land area measuring 1.02 Acres or 4130 Sq. Mtrs bearing Khasra No. 115 (New Khasra No. 188 Gha) situated in Village Malsi Central Doon Distt. Dehradun having purchased from **Mrs. Preeti Strandbeg** W/o Mr. Bo Strandbeg R/o Skyttens Vagen, 65, 19631 Kung SA Ngen, Sweden nee **Miss Preeti Gill** D/o Late Col. Hazara Singh through her attorney **Mr. Bobby Soin** duly appointed vide Power of Attorney dated 29th April 1995 duly adjudicated by Upper Zila Adhikari Dehradun on 6th July 1995 after the requisite fees was paid to the Government vide Sale Deed dated 5th February 2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 963 at page 313 Addi file Book No. 1 Vol No. 1276 at Pages 325 to 338 as Document No. 672 registered on 05.02.2003.

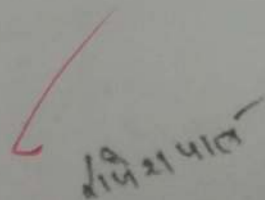
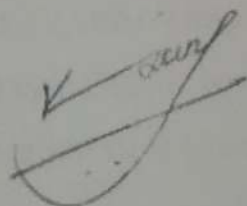
AND WHEREAS **Sh. Om Prakash Arora** S/o Late Sh. Devi Dayal Arora R/o 115 A, Old Gupta Colony Near Vijaya Nagar, Delhi had also purchased all that plot of land area measuring 753 Sq. Mtrs bearing Khasra No. 188 Kha situated in Village Malsi Central Doon Distt. Dehradun having purchased from **M/s K.K. Soin & Sons (HUF)** through its karta **Mr. K.K. Soin** S/o Late Sh. H.L. Soin R/o 212 Rajpur Road Dehradun vide Sale Deed dated 5th February 2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 963 at Page 312 Addi File Book No. 1 Vol No. 1276 at Pages 261 to 272 as Document No. 666 Registered on 05th February 2003.

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AND WHEREAS One Miss Preeti Gill D/o Late Col. Hazara Singh R/o 47 Udai Park New Delhi became the absolute owner of all that plot of land area measuring 1.02 Acres or 4130 Sq. Mtrs bearing Khasra No. 115 (New Khasra No. 188 Gha) situated in Village Malsi Central Doon Distt. Dehradun having purchased from Smt. Chander Kanta Khanna W/o D.S.Khanna R/o B-5/154 Safdarjang Development Area New Delhi vide Sale Deed dated 1st October 1983 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 2110 at Page 289 Addi File Book No. 1 Vol No. 2150 at pages 61 to 64 as Document No. 6220 registered on 03.10.1983.

AND WHEREAS M/s K.K. Soin & Sons (HUF) through its karta Mr. K.K.Soin S/o Late Sh. H.L.Soin R/o 212 Rajput Road Dehradun had purchased all that plot of land area measuring 753 Sq. Mtrs bearing Khasra No. 188 Kha situated in Village Malsi Central Doon Distt. Dehradun having purchased from 1) Sh. Attar Singh 2) Sh. Fateh Singh 3) Sh. Bau Singh alias Sh. Rai Singh all S/o Sh. Amar Singh 4) Sh. Digamber Singh 5) Sh. Suresh Singh 6) Sh. Pramod Singh 7) Sh. Vinod Singh all S/o Late Sh. Shamsher Singh All R/o Village Malsi Dehradun through their Attorney Sh. Darya Singh (duly appointed vide POA dated 01.01.1990 which is duly registered in the Office of Sub Registrar Dehradun at Book No. 4 Vol No. 477 at Page 100 Addi File Book No. 4 Vol No. 511 at pages 245 to 252 as Document No. 12 Registered on 06.01.1990) vide Sale Deed dated 25th November 1998 and the said Sale Deed is duly registered in the Office of Sub Registrar Dehradun at Book No. 1 Vol No. 5 at Page 353 Addi file Book No. 1 Vol No. 585 at Pages 25 to 50 as Document No. 3796 Registered on 13th September 1999.



19/11/1999

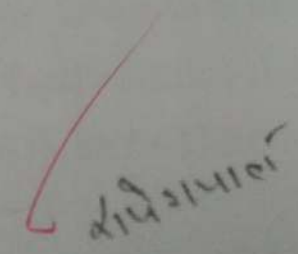
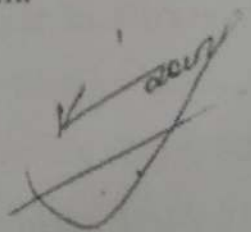
AND WHEREAS by and between the parties the Seller has agreed to Sell to the Purchaser and the Purchaser has agreed to purchase All that open plot of Residential Land without any constructions thereupon bearing Khasra No. 188 Gha having land area measuring 105.22 Sq. Mtrs or 125.7 Sq. Yards bounded and butted with Boundary Wall measuring 10.567 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun which is more fully described in "SCHEDULE OF PROPERTY" at the foot of this Sale Deed for a total sale consideration of Rs. 31,42,500/- (**Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only**). The Cost of Stamp Paper and Registration expenses have been borne by the SELLER as mutually agreed between the Parties.

AND WHEREAS it has been desired between the SELLER and the PURCHASER that the terms and conditions may be induced in writing in shape of a Sale Deed.

NOW THIS DEED WITNESSTH AS UNDER:-

That in pursuance of the said oral agreement and in consideration of a sum of Rs. 31,42,500/- (**Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only**), the Seller **MR. KESHAV SOIN** S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun has received the entire Sale Consideration amounting to Rs. 31,42,500/- (**Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only**) from the Purchaser **MR. RAJESH PAL** S/o Mr. Ram Kumar R/o 133 Jakhan, Rajpur Road, Dehradun as Full and Final Sale Consideration and in complete performance of the Sale Deed in the following manner:-

- a. Rs. 31,42,500/- (**Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only**) vide Cheque bearing Cheque No. 312643 dated 22nd March 2017 drawn on Corporation Bank Branch Jakhan Dehradun drawn in favour of Seller Mr. Keshav Soin.



And the Receipt of which the Seller hereby acknowledges the receipt of entire sale consideration as Full and Final payment towards the entire sale consideration amounting to **Rs. 31,42,500/- (Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only)** in complete performance of the Sale Consideration and on receipt of the same the Seller has conveyed, sold, assigned and transferred all that property more fully described and mentioned in the schedule at the foot of this Sale Deed and every part thereof unto and to the use of the Purchaser absolutely and forever along with all rights, titles, claims, easements, appurtenances, rights of paths and passages and to have and to hold the same without any let or hindrances from the Seller or any other person claiming through or under him in any manner whatsoever.

1. THE SELLER HEREBY COVENANTS WITH THE PURCHASER AS UNDER:-

- a. That the said property is not a subject matter of any legal proceedings or litigation and is free from all kinds of liens, charges and encumbrances and is not subject to any kind of mortgage equitable or otherwise.
- b. That the Physical Vacant Possession of the Property has been delivered by the Seller to the Purchaser today at the time of executing the present Sale Deed.

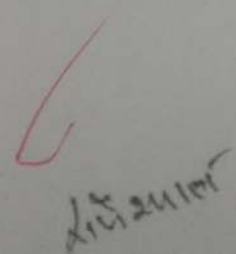
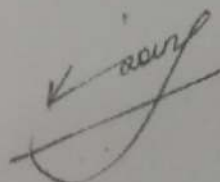
The Property is being sold above fair market value at a Sale Consideration of **Rs. 31,42,500/- (Rupees Thirty One Lacs Forty Two Thousand Five Hundred Only)**. The Property being sold is a Residential open plot of land located more than **50 Meters** away from Main New Mussoorie Diversion Road and is situated in **Village Malsi Pargana Pachwadun Distt. Dehradun**. The Base Rate for the land fixed by the Collector is **Rs. 18,500/- per Sq. Mtrs**. The Valuation of land area measuring **105.22 Sq. Mtrs @ Rs. 18,500/- per Sq. Mtrs** works out to **Rs. 19,46,570/-**. The land is bounded and butted with Boundary Wall on North and South measuring **10.567 Running Mtr**. Valuation of Boundary Wall measuring **10.567 Running Mtr** works out to **Rs. 10,567/-**. Total valuation of Property works out to **Rs. 19,57,137/-**. The said Property is located on **25 Ft. or 7.62 Mtr**

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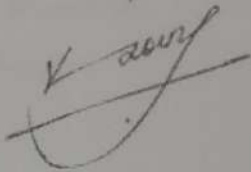
[Signature]

wide Colony Road hence 5% (Five Percent) extra (loading) on valuation of land which works out to Rs. 20,54,994/-. Stamp Duty on total sale consideration of Rs. 31,42,500/- is being paid @ 5% (Five Percent) which works out to Rs. 1,57,125/- Say Rs. 1,57,500/- which has been paid by the SELLER as mutually decided between the Seller and Purchaser, which is the appropriate Stamp duty and is being paid while executing the instant Sale Deed as per law.

- (1) That the Purchaser shall hereby after at all the times be fully entitled to enjoy the property in any manner he may like without any hindrance, interruption, claim or demand from the Seller or any person claiming under through or in trust for the Seller, and the Seller will at all times hereafter upon the request and cost of the Purchaser, execute or cause to be done executed all such acts, deeds, matter or things whatsoever, as are possessed by the Seller for the better and more perfectly assuring the title of the said property and every part thereon unto the Purchaser in the manner aforesaid, as shall and may reasonably be required;
- (2) That after the Sale Deed is executed if on account of any defect in the Title of the Seller over the said property or on account of any undisclosed facts, the said property or any part thereof goes out of the hands of the Purchaser; the Seller shall fully indemnify the Purchaser to the extent of the loss suffered by the Purchaser.
- (3) That the Seller hereafter from time to time but always at the costs and request of the Purchaser shall do and execute all further acts, deeds and things which are necessary and may be lawfully required for assuring the title of the Purchaser over the same.



- (4) That the Property hereby sold is situated outside the Limits of Nagar Nigam Dehradun. The Purchaser's Father Mr. Ram Kumar is a Bhumidari Land owner of Uttarakhand and is owning land in Mauza Jakhan, Pargana Kendriyadun District Dehradun prior to 12-09-2003 hence The sale is not hit by any of the provisions of Uttaranchal/Uttarakhand (The U.P. Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order 2001) (Amendment Act 2003) (Uttaranchal/Uttarakhand Act No. 29 of 2003 and Act No. 12 of 2006) and Uttarakhand Ordinance 1 of 2007.
- (5) The Purchaser will also have the right to get his name duly mutated in the Revenue Records/ Govt. Records at his own Cost.
- (6) That the Seller and Purchaser do not belong to SC/ST.
- (7) That the Seller are liable to pay/clear all the dues/taxes etc. if any pending over the said property till the date of execution of Sale Deed and thereafter the same shall be the liability of the Purchaser.



4/12/21 4105



SCHEDULE OF THE PROPERTY

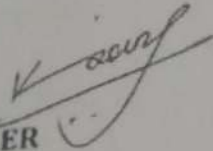
All that open plot of Residential Land without any constructions thereupon bearing Khasra No. 188 Gha having land area measuring 105.22 Sq. Mtrs or 125.7 Sq. Yards bounded and butted with Boundary Wall measuring 10.567 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun bounded and butted as under alienated with Red lines marked as A B C D and A.

EAST:- Balance Land of Seller side Measuring 65 Ft 7 Inches.

WEST:- Land of Seller being sold to Purchaser's brother Mr. Suresh Pal vide separate Sale Deed side measuring 65 Ft. 1 Inches.

NORTH:- 25 Ft wide Colony Road side measuring 17 Ft. 4 Inches.

SOUTH:- Low Land of Others side measuring 17 Ft. 4 Inches.

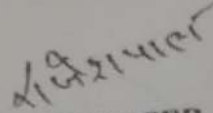

SELLER

MR. KESHAV SOIN

S/o Mr. Kewal Krishan Soin

R/o 212 Rajpur Road

Dehradun.


PURCHASER

MR. RAJESH PAL

S/o Mr. Ram Kumar

R/o 133 Jakhan, Rajpur Road

Jakhan Dehradun.

In Compliance of Section 32A of the Registration Act 1908

Name of the Seller:- MR. KESHAV SOIN S/o Mr. Kewal Krishan Soin R/o 212 Rajpur Road Dehradun.

Left Hand fingers impressions

Angusth

Tarjani

Madhyama

Anamika

Kanishthika



Right Hand fingers impressions

Angusth

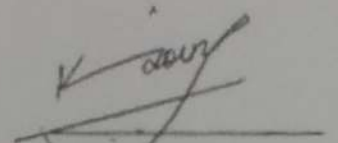
Tarjani

Madhyama

Anamika

Kanishthika




MR. KESHAV SOIN

Seller

Name of the Purchaser:- MR. RAJESH PAL S/o Mr. Ram Kumar R/o 133 Jakhan, Rajpur
Road, Dehradun.

Left Hand fingers impressions

Angusth

Tarjani

Madhyama

Anamika

Kanishthika



Right Hand fingers impressions

Angusth

Tarjani

Madhyama

Anamika

Kanishthika



19/2/2015
MR. RAJESH PAL

Purchaser

WITNESSES:

1. Sh. Chandan Shinghari

S/o Late Sh. S.P. Shinghari

R/o 6/8 Pleasant Valley, Dehradun

(Pan No. BAHPS0448A)

2. Mr. Tej Bahal

S/o Late Mr. R.K. Bahal

R/o 158/8/8 Kochar Colony, Dehradun

(Vote ID RLA0528828)

Drafted and typed by the Seller and Purchaser and Photographs of the Parties and
Identification made by the Parties, for each other.

Name of the Purchaser:- MR. RAJESH PAL S/o Mr. Ram Kumar R/o 133 Jakhan, Rajpur
Road, Dehradun.

Left Hand fingers impressions

Angusth Tarjani Madhyama Anamika Kanishthika



Right Hand fingers impressions

Angusth Tarjani Madhyama Anamika Kanishthika



19/12/2016

MR. RAJESH PAL

Purchaser

WITNESSES:

1. Sh. Chandan Shinghari

S/o Late Sh. S.P. Shinghari

R/o 6/8 Pleasant Valley, Dehradun

(Pan No. BAHPS0148A)

2. Mr. Tej Bahal

S/o Late Mr. R.K. Bahal

R/o 158/8/8 Kochar Colony, Dehradun

(Vote ID RLA0528828)

Drafted and typed by the Seller and Purchaser and Photographs of the Parties and
Identification made by the Parties, for each other.

19/12/2016

19/12/2016

SITE PLAN

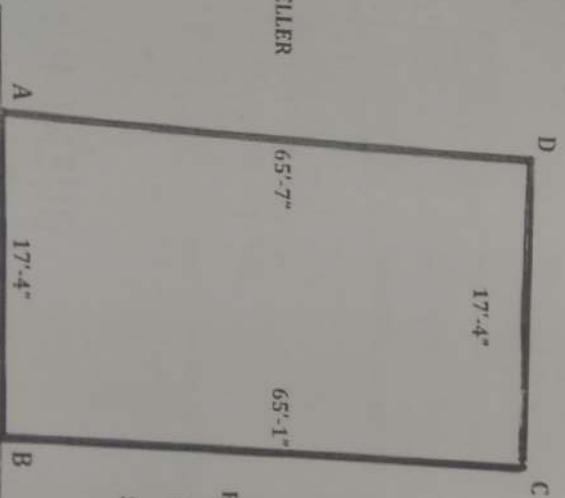
Site Plan of All that open plot of Residential Land without any constructions thereupon bearing Khasta No. 188 Gha having land area measuring 105.22 Sq. Mtrs or 125.7 Sq. Yards bounded and butted with boundary Wall measuring 10.567 Running Mtr situated in Village Malsi Pargana Pachwadun Tehsil Sadar Distt. Dehradun.

SELLER: MR. KESHAV SOIN

PURCHASER: MR. RAJESH PAL



LOW LAND OF OTHERS



BALANCE

LAND OF SELLER

LAND OF SELLER

BEING SOLD TO

PURCHASER'S BROTHER

MR. SURESH PAL VIDE

SEPARATE SALE DEED

25 FT. WIDE COLONY ROAD

SELLER

Kishan Singh

PURCHASER

वर्गी संख्या 4 विन्द 6.254 के पुम 105 व 156 पर जारी है 491

पर जारी दिनांक 22 Mar 2017 को रजिस्ट्रार कार्यालय द्वारा जारी

रजिस्ट्रार कार्यालय अधिकाारी /
उप-निर्देशक, नगरपालिका, वितीय

22 Mar 2017

99/02/2017

BIJENDRA

MOHAN

DOBHAL

Digitally signed by BIJENDRA
MOHAN DOBHAL
DN: c=IN, o=STAMP AND
REGISTRATION DEPARTMENT,
postalCode=248001,
st=Uttarakhand,
2.5.4.20=d11f0375b768340abbf7
4671188385e66c54d6a78803148
65b2f4f4c0d46, cn=BIJENDRA
MOHAN DOBHAL
Date: 2017.03.22 16:11:58 +05'30'



PROPOSED SITE

M.D.D.A OFFICE USE ONLY.

PROPOSED RESIDENTIAL BUILDING
PLAN FOR Mr. RAJESH PAL S/o Shri.
RAM KUMAR SITUATED AT VILLAGE
MALSI PARGANA PACHWA DOON
TEHSIL SADAR, DISTRICT DEHRADUN.
KHASRA No. 188 Gha [U.K.].

Kishanpur

PLAN

ROAD

Proposed Site

N

1440 mt.

AREA STATEMENT

SQ. MT.

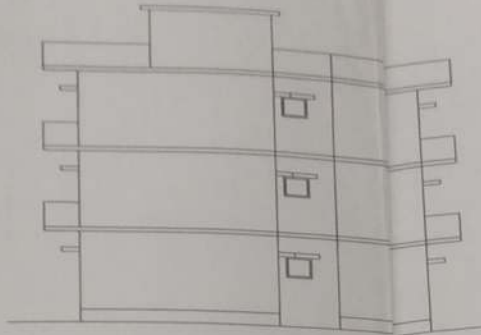
Total plot area	105.22
Area under road widening	3.64
Area for future expansion	10.13
Nett plot area	91.45
Proposed area ground floor	61.35
Open area	30.10
Proposed area first floor	52.81
Proposed area second floor	50.45
Total Covel. area all floors	164.61
Plot Coverage	67.08%
F.A.R. [Floor Area Ratio]	1.80

SCHEDULE DOORS / WINDOW & VENTILATOR

D	- 1.5x2.5mt.	DOOR	W1	- 0.6x1.0mt.	WINDOW
M	- 0.9x2.5mt.	DOOR	W3	- 1.2x1.0mt.	WINDOW
M	- 0.75x2.5mt.	DOOR	W4	- 1.2x1.2mt.	WINDOW
M	- 0.6x2.5mt.	DOOR	V	- 0.6x0.75mt.	VENTILATOR
V	- 1.0x1.2mt.	WINDOW			
W1	- 1.2x1.2mt.	WINDOW			
W2	- 1.0x1.2mt.	WINDOW			



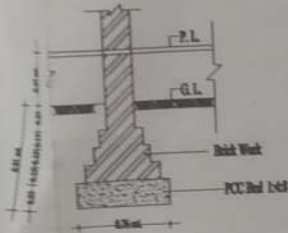
FRONT ELEVATION



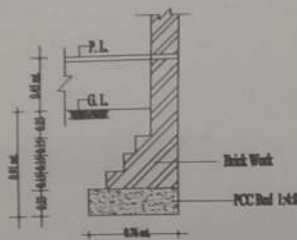
SIDE ELEVATION



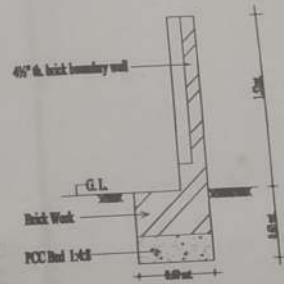
SECTION AT



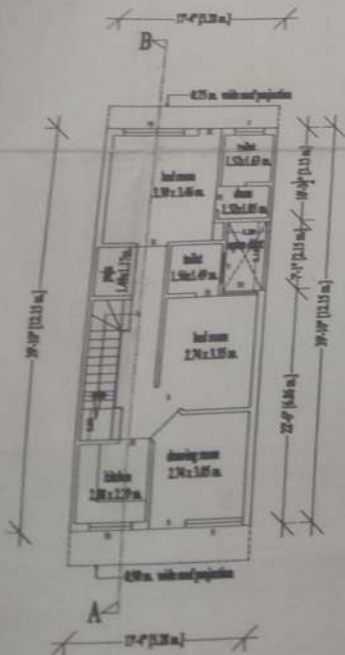
FOUNDATION DETAIL



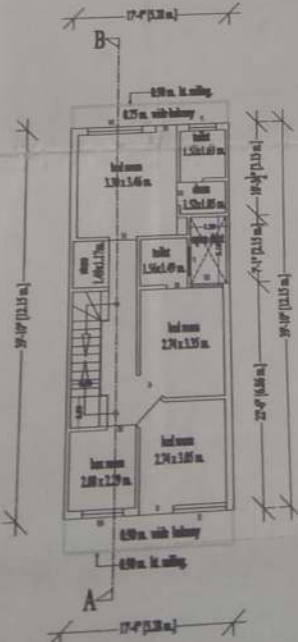
DEAD WALL FOUNDATION DETAIL



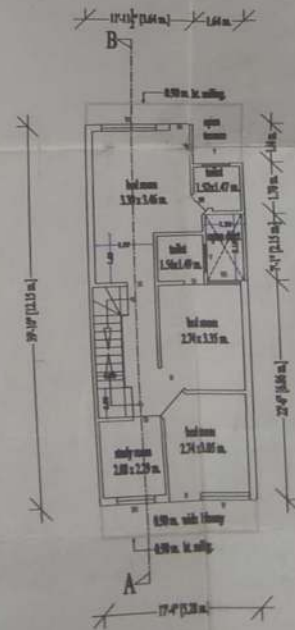
BOUNDARY WALL DETAIL



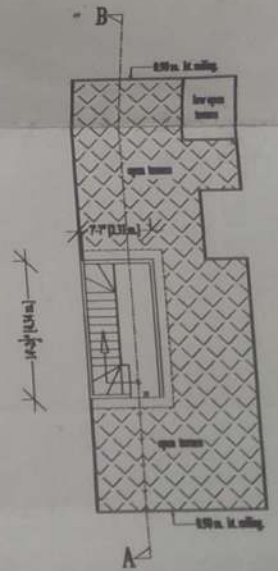
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

LAND OF SELLER BEING SOLD TO
PURCHASER'S BROTHER MR. SUKESH PAL
VIDE SEPERATE SALE DEED.

33 m. wide Mussoorie
Diversion Road

33m Rajpur Road

Kishanpur

LOCATION IN MASTER PLAN



PROPOSED SITE

Rajpur road

Kishanpur

Proposed Site

1440 mt.

N

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Total Covd. area all floors	164.61
Flat Coverage	67.08%
F.A.R. [Floor Area Ratio]	1.80

SCHEDULE DOORS / WINDOW & VENTILATOR

D - 1.00 x 2.00 mt.	DOOR	W1 - 6.00 x 2.00 mt.	WINDOW
H - 6.00 x 2.00 mt.	DOOR	W2 - 1.20 x 2.00 mt.	WINDOW
M - 6.00 x 2.00 mt.	DOOR	W3 - 1.20 x 2.00 mt.	WINDOW
N - 6.00 x 2.00 mt.	DOOR	V - 6.00 x 2.00 mt.	VENTILATOR
W - 1.00 x 2.00 mt.	WINDOW		
W1 - 1.00 x 2.00 mt.	WINDOW		
W2 - 1.00 x 2.00 mt.	WINDOW		

LEGEND :-

R.W.P. : Rain Water Pipe	RISE : 0.17 m.
M.H. : Main Hole	TREAD : 0.25 m
S.T. : Septic Tank	WIDE : 0.90 m
S.P. : Sunk Pit	

CERTIFIED THAT :-

- The building plan submitted for approval satisfy the safety requirements and the information given is factually correct to the best of our knowledge and understanding.
- Provisions for structural safety from natural hazards shall be adhered to during the construction.

Scale :- 1 : 100 (1" = 8'-0")

Date :- 19-June-2017

Revised Date :- 17-July-2017

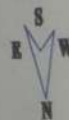


Fig. of Owner.

SHWADEN SINGH

M.D.D.A. APPROVED

LEGISLATIVE AUTHORITY

LEGISLATIVE AUTHORITY

LEGISLATIVE AUTHORITY

Mr. Atul Gupta

The Map (R-0708/17-18) is recommended for approval by Mr Mahipal Singh Adhikari (JE) and approved by

Mr. Atul Gupta AE, MDDA

Date: Mon Jul 31 10:42:28 IST 2017

SED SITE

M.D.D.A OFFICE USE ONLY.

**PROPOSED RESIDENTIAL BUILDING
PLAN FOR Mr. RAJESH PAL S/o Shri.
BIM KUMAR SITUATED AT VILLAGE**