

7387/19

24

SALE DEED
RELEVANT PARTICULARS

1. Consideration : Rs. 25,00,000/-
2. Market Value : Rs. 25,46,000/-
(As per circle rate)
3. Stamp Duty : Rs. 96,100/-
(vide e-Stamp Certificate No. IN-UK44781186742431R dated 23.10.2019)
4. Main Locality : Nagar Nigam Area
5. Locality : Village Dhakpatti
6. Particulars of the property : All that plot of land mentioned at Khata No.527 (1422-1427 fasli), forming part of Khasra No.429 Min., area 145 sq. yards or 121.22 sq. meters, situated in Village Dhakpatti, Pargana Pachhwa Doon, Tehsil Sadar, District Dehradun.
7. Circle rate : @ Rs. 21,000/- per sq. meter
(Base Rate Rs.20,000/- + 05%)
8. Co-ordinates : Latitude : 30.387038
Longitude : 78.093611
9. Distance from main Road : Situated at a distance between 51 to 350 meters away from Main Rajpur Road (between Mussoorie Bypass and Rajpur via Sai Mandir) on a 20 feet (6.09 meters) wide Road.
10. Name and Address of Seller : **SMT. MIRA SARKAR** wife of **Shri Benoy Sarkar** resident of **L1-1, Hauz Khas, New Delhi**, present address **H-8, Flat-H, Hauz Khas, Delhi-110016** (PAN : AAAPS9863P)
11. Name and Address of Purchaser : **MS. VERONICA MENEZES** daughter of **Late Shri Vincent Menezes** resident of **Barlowganj, Mussoorie, District Dehradun** (PAN : AOWPM6992H)
12. Total Number of Sheets : 12 Sheets (Including PDE Sheet Site Photograph and I.D. Copy)
13. Drafted by : **Shri Manmohan Singh**, Advocate

ALL THAT PLOT OF LAND MENTIONED AT KHATA NO.527 (1422-1427 FASLI), FORMING PART
OF KHASRA NO.429 MIN., AREA 145 SQ. YARDS OR 121.22 SQ. METERS, SITUATED IN VILLAGE
DHAKPATTI, PARGANA PACHHWA DOON, TEHSIL SADAR, DISTRICT DEHRADUN

SELLER : SMT. MIRA SARKAR

PURCHASER : MS. VERONICA MENEZES



Mira Sarkar

SELLER

Veronica Menezes



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK44781186742431R
Certificate Issued Date	: 23-Oct-2019 10:54 AM
Account Reference	: NONACC (SV)/ uk1220804/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK122080491892586181717R
Purchased by	: VERONICA MENEZES
Description of Document	: Article 23 Conveyance
Property Description	: VILLAGE DHAKPATTI DEHRADUN
Consideration Price (Rs.)	: 25,00,000 (Twenty Five Lakh only)
First Party	: MIRA SARKAR
Second Party	: VERONICA MENEZES
Stamp Duty Paid By	: VERONICA MENEZES
Stamp Duty Amount(Rs.)	: 96,100 (Ninety Six Thousand One Hundred only)



Please write or type below this line



Mira Sarkar



Veronica Menezes

SR 0003572211

SALE DEED

THIS SALE DEED is made on this the 23rd day of October of the year 2019 by **SMT. MIRA SARKAR** wife of **Shri Benoy Sarkar** resident of **L1-1, Hauz Khas, New Delhi, present address H-8, Flat-H, Hauz Khas, Delhi-110016** (hereinafter called the "Seller") of the one part;

IN FAVOUR OF

MS. VERONICA MENEZES daughter of **Late Shri Vincent Menezes** resident of **Barlowganj, Mussoorie, District Dehradun** (hereinafter called the Purchaser "Purchaser") of the other part ;

Both the terms "**Seller**" and "**Purchaser**" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Words imparting one gender shall mean and include other genders and words imparting singular and plural shall include the vice versa.

WHEREAS the Seller is absolute owner and bhumidhar in possession of all that plot of land mentioned at Khata No.527 (1422-1427 fasli), forming part of Khasra No.429 Min., area 145 sq. yards or 121.22 sq. meters, situated in Village Dhakpatti, Pargana Pachhwa Doon, Tehsil Sadar, District Dehradun and the Seller has all the transferable rights therein.

AND WHEREAS the Seller purchased the said plot of land together with other land from **Shri Rabinder Nath Mehta** son of **Late R.B. Prithvi Chand Mehta**, vide Sale Deed dt.26.02.1980, which is duly registered in the office of the Sub-Registrar, Dehradun in Book No.1 Volume 1672 Pages 357 to 365 at No.4834 together with duplicate nos. 4835, 4836 on 22.07.1980. In the said sale deed the khasra number of land sold is mentioned as 429/1, which forms part of Khasra No.429 and is accordingly mentioned as 429 Min in the revenue records.

AND WHEREAS **Shri Rabinder Nath Mehta** named above earlier purchased the said land together with other land by virute of two different sale deeds, first sale deed dt.03.12.1960 executed by **Shri Rattan Singh, Shri Narayan Singh** both sons of **Shri Attar Singh, Shri Bharatvir** son of **Shri H.R. Kakkar** and **Smt. Somawanti** wife of **Shri Bharatvir**, proprietor Doon Shoe Company, is duly registered in the office of the Sub-Registrar, Dehradun in Book No.1 Volume 608

Pages 342 to 343 at No.2729 on 03.12.1960 and second sale deed dt.03.12.1960 executed by Shri Rattan Singh, Shri Narayan Singh both sons of Shri Attar Singh, is duly registered in the office of the Sub-Registrar, Dehradun in Book No.1 Volume 611 Pages 262 to 263 at No.2728 on 03.12.1960.

AND WHEREAS the name of the Seller is duly mutated in revenue records. As on date, her name stands mutated since long in respect of land measuring 0.0810 hectares, bearing Khasra No.429 Min. in Khata No.527 of khatauni for the year 1422 to 1427 fasli, situated in Village Dhakpatti, Pargana Pachhwa Doon, Tehsil Sadar, District Dehradun.

AND WHEREAS the said property of Seller is free from all kinds of liens, encumbrances, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the Seller thus has all the right to transfer the said land in any manner whatsoever, and the Seller has undisputed/unrestricted and transferable rights therein.

AND WHEREAS the Purchaser has seen and understood the site and the documents relating to the rights, title and interest of the Seller and has got them scrutinised and is fully satisfied about it in all respects.

AND WHEREAS the Seller out of her total property have agreed to sell the above said plot of land, morefully described in the Schedule given at the foot of this deed and clearly shown in the annexed map, for a price of **Rs.25,00,000/- (Rupees Twenty Five Lacs only)** free from all encumbrances, etc. and the Purchaser have also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of **Rs.25,00,000/- (Rupees Twenty Five Lacs only)** paid by the Purchaser to the Seller vide cheque no.140228 dt.19.10.2019 drawn on State Bank of India, Mussoorie payable at par at all branches of the bank, the receipt of the total sum of **Rs.25,00,000/- (Rupees Twenty Five Lacs only)** is hereby acknowledged by the Seller and the Seller DOTH hereby convey, transfer and assign all that plot of land mentioned at Khata No.527 (1422-1427 fasli), forming part of Khasra No.429 Min., area 145 sq. yards or 121.22 sq. meters, situated in Village Dhakpatti, Pargana Pachhwa Doon, Tehsil Sadar, District Dehradun (morefully described in the Schedule hereunder and clearly shown in the annexed map) to the said Purchaser, with all rights, title, interests, easement, appurtenances etc. of the Seller into and upon the said property, TO HAVE and TO HOLD the same absolutely and forever.
2. That the land hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages either equitable or otherwise, disputes/

litigations, court or other attachments etc. whatever. The actual, vacant and physical possession whereof has been given to the Purchaser on the spot this day.

3. That the Seller has good and subsisting right to sell and transfer the said property to the Purchaser, as is hereby conveyed.
4. That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner she may like, without any let, hindrance or interruption from the Seller or any one else whomever, and/or make or raise constructions etc. therein; and/or make sale or transfer the said property in any manner, and get the same mutated in her names in the relevant Revenue/Municipal and other Govt. records at her expenses.
5. That all the taxes, cesses, land-revenues, water tax and charges etc. upto the date of this deed, shall be paid by the Seller and thereafter the same shall be paid by the Purchaser.
6. That the Seller, at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds, and things as may be required for completing and more perfectly assuring the title of the said property, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.
7. That in case the said land hereby sold, or any part thereof is lost or goes out of the possession of the Purchaser only on account of any defect in the title of the Seller, then the Seller shall fully reimburse and indemnify the Purchaser upto the extent of the loss thus suffered and cost of improvement etc. The Purchaser shall be entitled to recover the same together with interest from any other property movable or immovable of the Seller.

DETAILS FOR THE SUB-REGISTRAR OFFICE

- A. That the Seller and the Purchaser do not belong to any Scheduled Caste or Scheduled Tribe. and Purchaser is Indian Citizen. *Sub.*
- B. That the property hereby sold is situated at a distance between 51 to 350 meters away from Main Rajpur Road (between Mussoorie Bypass and Rajpur via Sai Mandir) on a 20 feet (6.09 meters) wide Road.
- C. That the property hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no case is pending under Section 10(3) and 5(3).
- D. That there are no boundary wall, trees or construction standing on the said land, which is Residential. *Sub.*
- E. That the said property is situated within the Nagar Nigam Limits and the provisions of the Uttaranchal Act 29 of 2003 are not applicable on it.
- F. That the said property being sold is not a part of any project and is not covered under the provisions of Real Estate (Regulation and Development) Act, 2016 and is private property of the Seller and the Seller is not a Promoter, Developer or Real Estate Agent.

- G That the plot of land hereby sold is measuring 121.22 sq. meters and as per the Circle Rate @ Rs. 21,000/- per sq. meter (Base Rate Rs.20,000/- + 05%), the circle rate value comes to Rs. 25,45,620/- or say Rs.25,46,000/-, whereas the actual sale consideration is Rs. 25,00,000/- on which a stamp duty of Rs. 96,050/- is payable as per rules, as the Purchaser is a woman entitled to rebate in stamp duty, which is being claimed her for the first time for purchase of immovable property in Uttarakhand, however a stamp duty of Rs.96,100/- is being paid with this instrument vide e-Stamp Certificate No. IN-UK44781186742431R dated 23.10.2019

SCHEDULE OF THE LAND HEREBY SOLD

ALL THAT plot of land mentioned at Khata No.527 (1422-1427 fasli), forming part of Khasra No.429 Min., area 145 sq. yards or 121.22 sq. meters, situated in Village Dhakpatti, Pargana Pachhwa Doon, Tehsil Sadar, District Dehradun. Bounded and butted as under:-

North : 20 feet wide Road, side measuring 52 feet
South : Land of Seller being sold to Smt. Juliana D'souza by a separate sale deed, side measuring 52 feet 10 inches
East : 20 feet wide Road, side measuring 25 feet
West : Land of Seller, side measuring 25 feet
Clearly shown in the map annexed herewith.

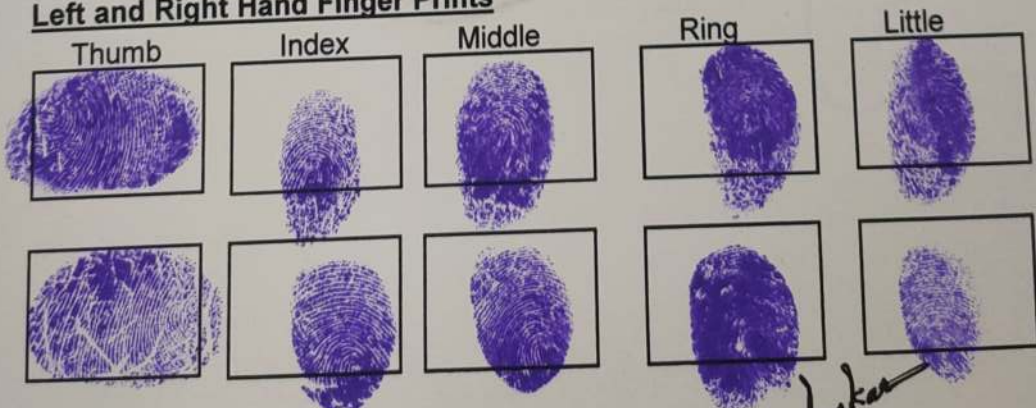
IN WITNESS WHEREOF the Seller and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

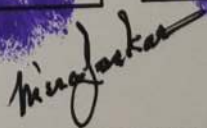
FINGER PRINTS U/S 32-A, REGISTRATION ACT

Name and Address of the Seller :

SMT. MIRA SARKAR wife of Shri Benoy Sarkar resident of L1-1, Hauz Khas, New Delhi, present address H-8, Flat-H, Hauz Khas, Delhi-110016

Left and Right Hand Finger Prints

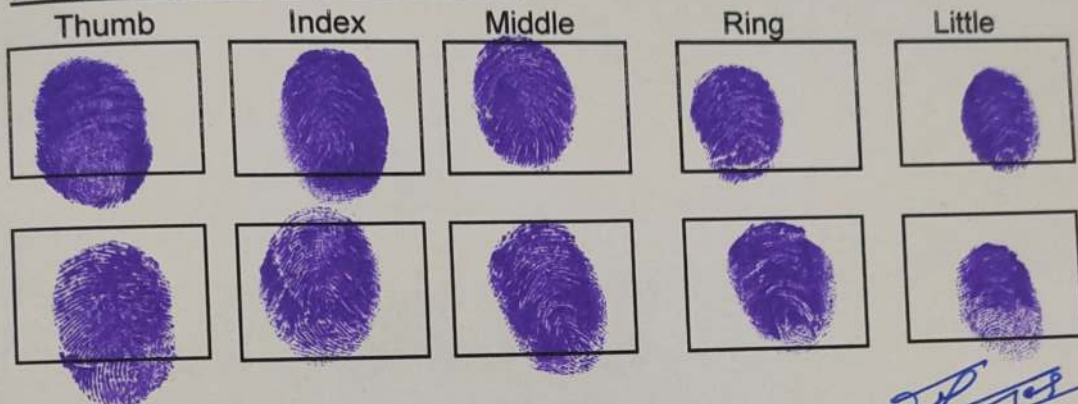



SIGNATURE OF SELLER

Name and Address of the Purchaser

MS. VERONICA MENEZES daughter of Late Shri Vincent Menezes
resident of Barlowganj, Mussoorie, District Dehradun

Left and Right Hand Finger Prints



WITNESSES :

1. Smt. Josephine Menezes
w/o Late Shri Vincent Joseph Menezes
Barlowganj, Mussoorie,
Dehradun
(PAN : ADNPM6274A)

SIGNATURE OF PURCHASER

2. Smt. Juliana D'souza
w/o Shri Michael D'souza
Barlowganj, Mussoorie,
Dehradun
(PAN : ALBPD7046D)

Drafted by me on the basis of documents produced, by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.
Drafted by : **Shri Manmohan Singh**, Advocate. Typed in my Chamber.

Manmohan Singh

[Signature]

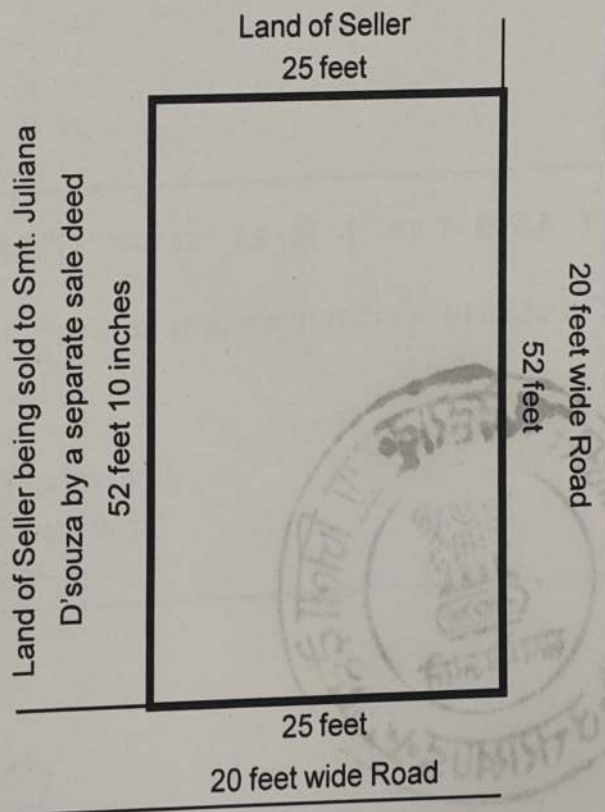
SITE PLAN

ALL THAT PLOT OF LAND MENTIONED AT KHATA NO.527 (1422-1427 FASLI), FORMING PART OF KHASRA NO.429 MIN., AREA 145 SQ. YARDS OR 121.22 SQ. METERS, SITUATED IN VILLAGE DHAKPATTI, PARGANA PACHHWA DOON, TEHSIL SADAR, DISTRICT DEHRADUN

SELLER : SMT. MIRA SARKAR
PURCHASER : MS. VERONICA MENEZES



NOT TO SCALE



Mira Sarkar

SELLER

PURCHASER

Veronica Menezes

बही संख्या 1 जिल्द 4,909 के पृष्ठ 1 से 24 पर क्रमांक 7387

पर आज दिनांक 23 Oct 2019 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
23 Oct 2019

re submit for vetting

Organizations Empanelled

Central Bank Of India : Punjab National Bank : Allahabad Bank : Oriental Bank of Commerce : Union Bank of India
(RO/CR/2002-03/459) (ZO/CR/20-05-2003) (RO/Rec/1400/2003) (ROD/LOANS/G-54 B/3311/03) (ROD:P&D:3986:03/8.12.03)
State Bank of India : CANARA Bank : B.O.B : Structural Designing and Consulting Engineer
Uttarakhand Gramin Bank, Syndicate Bank, HUDCO, Udhog Nideshalya Uttarakhand

FORMAT OF VALUATION REPORT FOR STATE BANK OF INDIA

(To be used for all properties of value upto Rs. 5 Crores)

Latitude $30^{\circ}23'13''$ Longitude $78^{\circ}5'36''$

Ref : RACPC 19/155

Name & Address of Branch	: S.B.I., RACPC, Dehradun.
Name of Customer (s)/Borrowal unit	: Ms. Veronica Menezes
(for which valuation report is sought)	D/o Late Vincent Menezes

1. Customer Details

a) Name

Ms. Veronica Menezes
D/o Late Vincent Menezes
R/o Barlowganj Mussoorie
Distt. Dehradun.
Mob: 9212254712

b) Appl No.

: M.D.D.A. No. R-2739/19-20
Dt. 12-12-2019 (Photocopy)

2. Property Details

a) Address

: All that Plot of Land Khata No. 527
(F.Y. 1422-1427), Khasra No. 429 Min,
Situating Village Dhakpatti, Pargana
Pachwa Doon, Tehsil Sadar, Distt.
Dehradun.

b) Nearby Landmark/Google Map Independent access to the property

: Situated about 200 M from Rajpur Road,
Dhakpatti, Dehradun.

3. Document Details

a) Layout Plan (Yes / No)

b) Name of Approving Authority

c) Approval No.

d) Building Plan (Yes / No)

e) Approval No.

f) Construction Permission (Yes / No)

g) Approval No.

MDDA No. R-2739/19-20
Dt. 12-12-2019
(Photocopy attached)

Encl : Route plan, One photograph of the property & Fee Bill.

Date : 09-01-2020

Place : Dehradun

(J. K. Gupta)

Govt.& Bank Approved Valuer



h) Legal Documents (Yes / No)

i) List of Documents

: Yes

: Photocopies of Title deed No. 7387
Dt. 23-10-2019.

4. Physical Details

a) Adjoining properties- As per Site

North : 20 ft. wide road.

South : Plot of Smt. Jullana D. Souza.

East: 20 ft. wide road.

West : Plot of Sh. Anuj Chaudhary.

b) Matching of Boundaries (Yes / No)

c) Plot demarcated (Yes / No.)

d) Approved Land use

e) Type of Property (Plotted / Flat)

f) No. of Rooms (Living / Dining)

g) Bed Rooms

h) Toilets

i) Kitchen

j) Total No. of floors

k) Floor on which the property is located

l) Approximate age of the property

m) Residual age of the property

n) Type of Structure

(RCC framed / Stone / B.B. Masonry)

5. Tenure / Occupancy Details

a) Status of Tenure (Owned / Rented)

b) No. of years of occupancy

c) Relationship of tenant to owner

6. Stage of construction

a) Stage of construction

(Under construction / completed)

b) If under construction, extent of completion

7. Violations if any observed

a) Nature and extent of violation

8. Area Details of the Property

a) Site area

b) Plinth area

c) Carpet area

d) Saleable area

e) Remarks

As per Title deed

: 20 ft. wide road.

: Land of Seller being sold to Smt. Jullana
D Souza.

: 20 ft. wide road.

: Land of seller.

: Yes

: Yes

: MDDA No. R-2739/19-20 Dt. 12-12-2019

Not applicable
(Open piece of land)

: None

: Area- 121.22 Sq.m

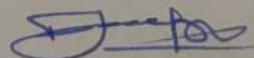
(As per Title deed No. 7387 Dt. 23-10-2019)

: N.A.

: N.A.

: 121.22 Sq.m

: Nil



(J. K. Gupta)

Govt. & Bank Approved Valuer



9. Valuation

- i) Mention the value as per Government Approved Rates also.
- ii) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be give.

Summary of Valuation

i) Guideline Value

a. Land

Guideline Value

Land: 121.22 Sq.m or 144.44 Sq.yard
(GLR Book Page No. 2/5E-1, Rajpur Road,
Mussoorie Bypass to Rajpur Via Sai Temple,
Teh. Dehradun, w.e.f.14-01-2018)

121.22 Sq.m
@ Rs. 20,000.00 per Sq.m Rs. 24,24,400.00
Add. 5% for 5-12 M wide road Rs. 1,21,220.00
Total Rs. 25,45,620.00

b. Building

Note: The Guideline rates are theoretical rates only, for purpose of stamp duty and do not represent true market rates, which vary with location, utility, shape, size, topography and supply and demand etc. which a Valuer decides on basis of site inspection. Moreover the Guideline rates are fixed for several years while market rates differ from time to time).

ii) Fair Market Value

Land: 144.44 Sq.yard

PMR around Rs 25,000.00 per Sq.yard

Area: 144.44 Sq.yard

@ Rs.25,000.00 per Sq.yard Rs 36,11,000.00
Say Rs 36,11,000.00

Realizable Value 85%

Rs. 30,69,000.00

Forced/Distress Sale value 75%

Rs. 27,08,000.00

10. Assumption / Remarks

- i) Qualifications in TIR/Mitigation suggested, if any : T.I.R. not furnished
- ii) Property is SARFAESI compliant : Y/N : Yes
- iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. : No
- iv) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. : Yes
- v) Details of last two transactions in the locality/area to be provided, if available : Not available



vi) Any other aspect which has relevance on the value or marketability of the property : The property is situated about 200 M from Rajpur Road.

11. Declaration :

- The property was inspected on 08-01-2020 & identified by Sh. Sharib, M- 9212254712 (Representative of owner).
- The undersigned does not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge.
- I have submitted Valuation report directly to the Bank.

12. Name, Address & Signature of Valuer with Wealth Tax Registration No.

Date : 09-01-2020

Place : Dehradun



(J.K.GUPTA)

Govt. & Bank Approved Valuer

13. Enclosures Documents & Photographs (Geo-stamping with date etc):

Title deed No. 7387 Dt. 23-10-2019 & Appd. plan
(Photo copies attached).

NOTE:

- This valuation report is based upon documents furnished by the bank, local inquiry in the subject vicinity and pertains to the present day market value only. This is a technical report and legal aspects are not covered in it.
- This valuation report is based upon Photocopies of Title deed No. 7387 Dt. 23-10-2019 (Uncertified copy) & Appd. plan.
- Market value of land has been taken after survey of area by inquiry from local people and property dealers & no comparative sales are available.
- The present day market value of the property with the existing condition & specification in my opinion is Rs. 36,11,000.00 only.
- Value varies with the location, purpose and date. The certificate is not to be referred if the purpose, location and date is different other than mentioned in this report which should not be compared with others similar properties of the same area.
- Genuineness of the documents under reference, may kindly be got confirm from concerning authority.
- Latest legal opinion will be required to ascertain the present title and status of the property under evaluation.
- Land Khasra No./ Property No / Location /Boundaries / Owner Ship & extant of site under evaluation should be got verified from concerning authority / revenue authority of that area before processing the loan case.
- Photograph / Route Plan of the property attached with this valuation report, should be got signed by the owner.
- Value varies with the time and prevailing market conditions. This valuation report is hold good for present only.
- Valuation report may be studied properly. In case of any clarification/doubt, I may be contacted before finalization of the loan case in the interest of Bank.
- Valuation is subject to variable opinion. The valuer is not liable for any claim/damage consequences what so ever.
- The plot is not demarcated on South & West sides.

Date : 09-01-2020

Place : Dehradun

Govt. & Bank Approved Valuer

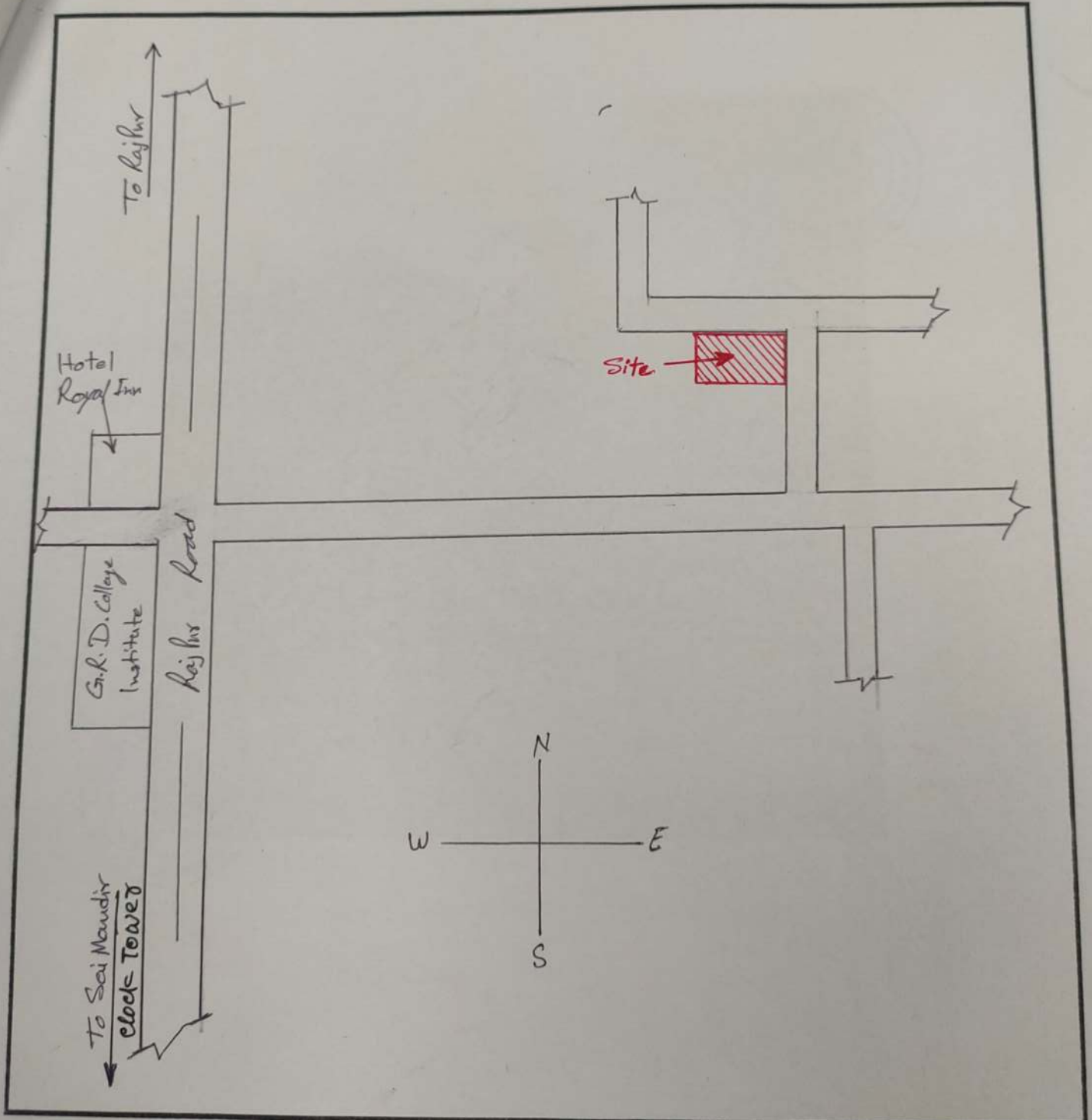


JITENDRA KUMAR GUPTA
B.E.(Civil), F.I.V., FIISLA, M.I.E (India)
Chartered Engineer, Real Estate Consultant
Govt. Registered Valuer

Raepe 19/155
H.No-2, Street No-1
VASANT VIHAR ENCLAVE
Dehradun -248 006
Tel : 0135-2760194, 9412909379

ROUTE PLAN OF PROPERTY VALUED
(Not to the scale)

Property No. Land Khason No 429 mm. Village Dhatpath Dehradun
Owner ship : MS. VERONICA MENEZES



Signature
Title holder / Borrower



J.K. Gupta
(J.K. Gupta)

Govt. Registered Valuer

TENDRA KUMAR GUPTA
E.(Civil), F.I.V, FIHSLA, M.I.E (India)
Chartered Engineer, Real Estate consultants
Govt. Registered Valuer

PHOTO GRAPH OF THE PROPERTY

Racpe 19/155
H.No-2, Street No-1
VASANT VIHAR ENCLAVE
Dehradun -248 006
0135-2760194, 9412909379

Land Khata No 429, Village Dhak path- Dehradun.

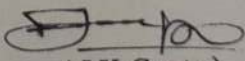
MS. VERONICA MENEZES.



Signature

Title holder / Borrower




(J.K. Gupta)

Govt Registered Valuer



Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,
Near ISBT, Dehradun-248001
(Uttarakhand) INDIA

Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

Sanction Letter

Date 12/12/2019

Map No R-2739/19-20
Sector Sector 6

To,
VERONICA MENEZES
ST. GEORGE COLLAGE BARLOWGANJ, MUSSOORRIE,
Dehradun-248001

Your application dated 2019-11-30 17:47:35.0 regarding construction (with enclosed map) proposed by you situated at, SITUATED IN VILLAGE - DHAKPATTI, PARGANA - PACHHWA DOON, TEHSIL - SADADR DISTRICT - DEHRADUN (UTTARA KHAND), Dehradun-248001 has been accepted with the following term and conditions.

1. The road service lane or the government land shall not be used for putting any building construction material and the arrangement of sewage shall be done by self.
2. If there is any tree in construction area; before cutting it, approval must be taken.
3. The approval of the map will not be considered as ownership of the map and in any court this map will not be considered as proof of land ownership.
4. In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June; the construction will not be done.
5. In case if there is change in name of the building owner in the approved map or renaming the building, it is mandatory to inform the authority.
6. In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
7. By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
8. For any development work in future, if development charges are asked, shall be payable without any objection. If required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.
9. During the building construction, earthquake and other security measures must be considered.
10. The Map will be used for the same purpose for which it has been approved, if there is any deviation in purpose, the whole construction will be considered invalid.
11. The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.
12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
13. After getting the approval, at any point of time if the Vice Chairman or any other authorized person finds out the approval has been taken by hiding the facts or by submitting the forged documents the officer will have right to cancel the approval and in that case the construction under the map will stand cancelled.
14. Hill cutting will not be done from any hilly terrain.



Mussoorie Dehradun Development Authority

Transport Nagar, Saharanpur road,
Near ISBT, Dehradun-248001
(Uttarakhand) INDIA

Phone : +91 135 6603100
Fax : +91 135 6603103
Email : info@mddaonline.in
Website : www.mddaonline.in

15. One approved copy of the map shall always be kept at the construction site so that it can be investigated at any time. The construction will be done as per the approved map specifications and the applicant shall be responsible for ownership of the building.
16. This map is valid for five years from the date of approval, after that no construction work will be done.
17. After the completion of the construction work, within 3 months of the completion according to the approved map, certificate should be obtained from the authority then only the building should be used else the approval will be cancelled.
18. Doors and windows should be fixed in such a way that they don't open in any government land or road and do not affect the light or air of any other house.
19. If there is any violation on ceiling land, government land or public land, this approval will stand cancelled automatically.
20. 2 trees must be planted in the front portion of the building.



Mussoorie Dehradun Development Authority, Dehradun

Demand Note (Challan/Memo)

File No	R-2739/19-20	Application Name	PROPOSED RESIDENTIAL SINGLE
Plan Type	New Submission	Applied On	11/30/19 5:47 PM
		Property Category	Residential
		Site Purpose	Single Dwelling Unit

Bank Details

Bank Name	: BANK OF BARODA	Branch Name	: TRANSPORT NAGAR,
Account Number	: 39980100000919	IFSC Code	: BARBOTRADEH
Branch Code	: TRADEH	City	: DEHRADUN
District	: DEHRADUN	State	: UTTARAKHAND
Address	: BANK OF BARODA, TRANSPORT NAGAR, DEHRADUN, UTTARAKHAND 248 001		

Subject :- Payment for SITUATED IN VILLAGE - DHAKPATTI , PARGANA - PACHHWA DOON, TEHSIL

Dear VERONICA MENEZES,

File no. R-2739/19-20 is provisionally approved, please deposit the amount online as per the calculation below for the final approval.

Sr. No	Description	Amount
1	Development Charges	10027
2	Puchasable FAR	0
3	FAR Charge	0
4	Supervision Charges	502
5	Labour Cess	14540
6	Ecological Charges	0
7	Stacking Charge	0
8	Unit Charge	0
9	Shelter Fund Charge	0
10	Subdivision Charges	18749
11	Miscellaneous Charges	0
Total Amount		43818

* Note:

(i) Grand Total Amount is including Service tax & Swachh Bharat Cess as per government rules on the date of demand generation. (If applicable)

(ii) In case of NOC requirement, getting NOC is sole responsibility of the Applicant.