



RESIDENTIAL PLOTS

Hari Enclave, Bahadrabad, Haridwar, Uttarakhand

PROJECT DETAILS



- Location : Bahadrabad, Haridwar, Uttarakhand
- Development : Plotted
- Total Plot Area : 32 Bighas
- Unit Sizes : 100-200 Sq. Yd Plots
- Free hold property
- Immediate Registry & Mutation
- Road developer position R.C.C
- Street lights & Govt. water line
- Gated society 30 ft roads
- Sewer Line.
- Temple

PROJECT USPs

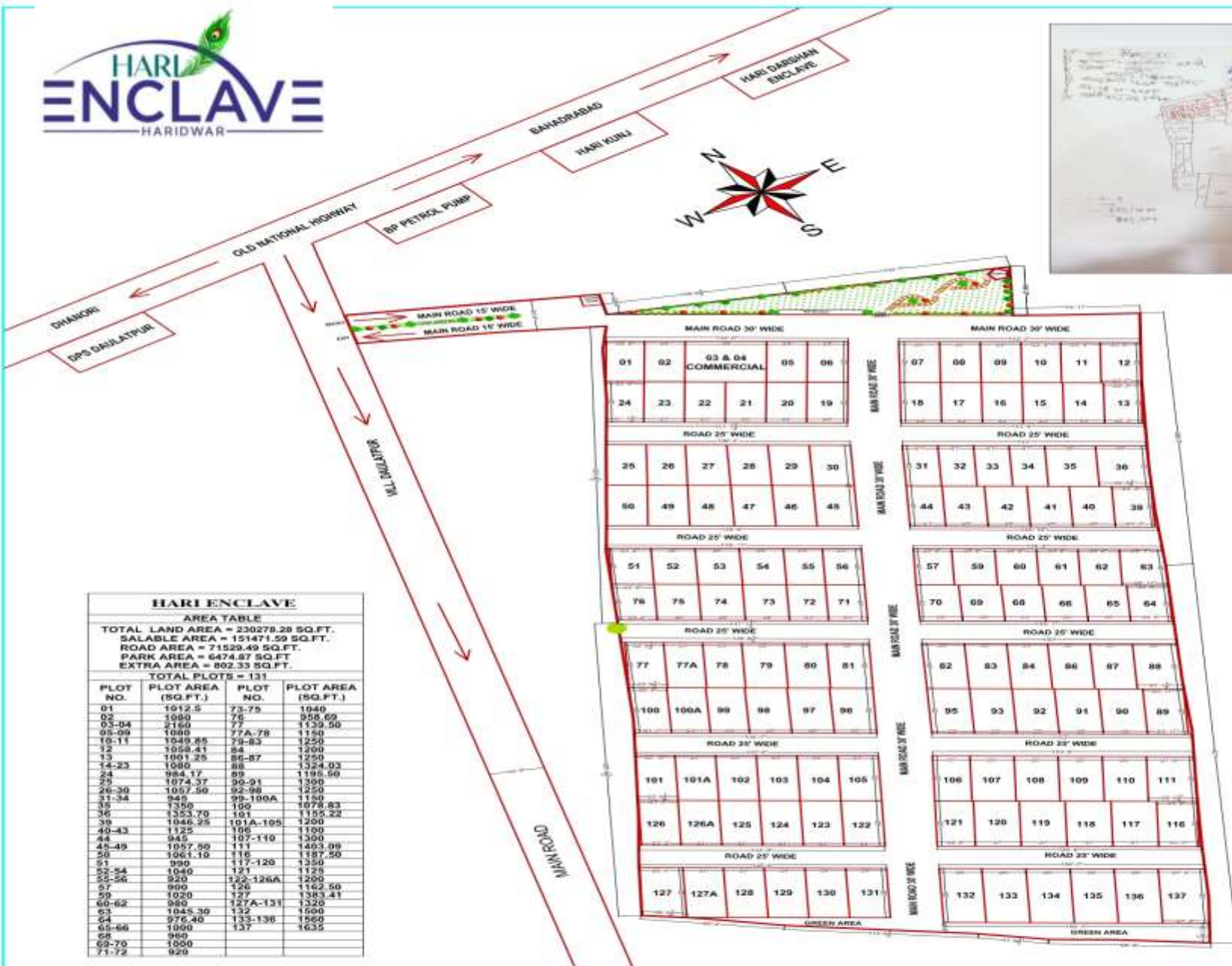
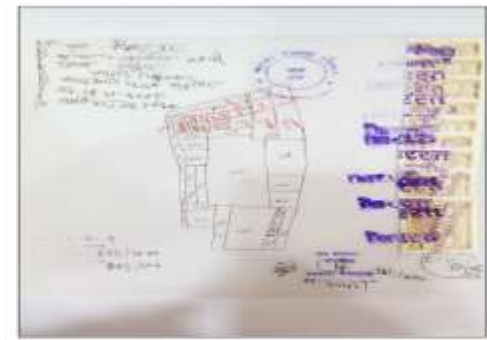


- Located on National Highway - Near DPS school, Daulatpur
- Eco-Friendly Environment with Gated Township.
- Fully Developed Plots with wide pitched roads of 30 feet surrounded with beautiful palm trees.
- Freehold Plots With Immediate Registry & Mutation.
- Developed roads with Electricity and Water
- Loan available from HDFC and ICICI Bank

LOCATION ADVANTAGES



- Delhi Public School : 600 meters
- Uttarakhand Sanskrit University : 5 km
- Roorkee Engineering College : 7 km
- Dhanori Degree College : 2.5 km
- Phonics College : 5 km
- KPS School : 4 km
- Market : 2 km
- Punjab National Bank : 2 km
- Ganges Canal : 110 meters
- Government ITI : 600 meters
- Industrial Park : 1.5 km
- Railway Station : 13 km
- Har ki Paudi : 18 km



HARI ENCLAVE			
AREA TABLE			
TOTAL LAND AREA = 230278.28 SQ.FT.			
SALABLE AREA = 151471.59 SQ.FT.			
ROAD AREA = 71529.49 SQ.FT.			
PARK AREA = 6474.87 SQ.FT.			
EXTRA AREA = 802.33 SQ.FT.			
TOTAL PLOTS = 131			
PLOT NO.	PLOT AREA (SQ.FT.)	PLOT NO.	PLOT AREA (SQ.FT.)
01	1612.5	73-75	1040
02	1990	76	955.69
03-04	2160	77	1124.50
05-09	1080	77A-78	1150
10-11	1549.85	79-83	1250
12	1059.41	84	1290
13	1001.25	85-87	1250
14-23	1090	88	1324.03
24	984.17	89	1195.50
25	1074.37	90-91	1300
26-30	1057.59	92-98	1250
31-34	945	99-100A	1150
35	1590	100	1078.83
36	1353.70	101	1155.22
38	1046.25	101A-105	1250
40-43	1125	106	1100
44	945	107-110	1300
45-49	1057.59	111	1483.08
50	1061.10	116	1187.50
51	990	117-120	1350
52-54	1040	121	1125
55-56	920	122-126A	1200
57	900	126	1162.50
59	1020	127	1383.41
60-62	980	127A-131	1320
63	1045.39	132	1500
64	975.40	133-138	1500
65-66	1060	137	1635
68	960		
69-70	1000		
71-72	920		

NOTE:- THIS DRAWING IS PLANNED AS PER OWNER'S REQUIREMENTS AND DIRECTIONS .

PROPOSED PLOT LAYOUT PLAN

FOR

SH. AJEET SINGH RANA, SH. SHRAYAN RANA S/O SH. RAMSVAROOP, SH. MADAN SINGH S/O SH. BHARTU, SH. SUDHIR KUMAR, SH. ROHIT KUMAR, SH. MOHIT KUMAR S/O SH. RAJENDRA SINGH

CHAK NO. - 5, VILL- DAULATPUR, PARGANA & TEHSIL- ROORKEE, DISTT. HARIDWAR

ORIENTATION



DRAWING

PLOT LAYOUT PLAN

DATE

23/12/2022

CHECKED BY

Ar. VAIBHAV JAIN

DRAWN BY

Er. INDU RAWAT

SIGN. OF AR.

ARCHITECT & ENGINEERS :



PRICELIST



BASIC SELLING PRICE

Rs.17,999/SQYD

<u>PREFERRED LOCATION CHARGE (PLC)</u>	<u>RATE PER SQ. YD.</u>
30 FEET MAIN ROAD PLC	Rs.600
CORNER PLC (MINIMUM 2 SIDE OPEN)	Rs.600
LANDSCAPE FACING PLC	Rs.600
NORTH/NORTH EAST/EAST FACING PLC	Rs.600
2 OR MORE PLCS APPLICABLE	20% DISCOUNT ON TOTAL PLC AMOUNT

PAYMENT PLAN



SPECIAL PAYMENT PLAN

<u>PAYMENT MILESTONE</u>	<u>PAYMENT</u>
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS OF BOOKING	40% OF TOTAL COST
WITHIN 45 DAYS OF BOOKING	50% OF TOTAL COST

Terms & Conditions

- 1) Pricelist is subject to change/revision, without notice, at the discretion of the developer.
- 2) Prices shall be charged based on actual area measured at the time of possession, which may vary upto 5% of the area shown in the pricelist.
- 3) Delay in payment of installment shall call for levy of interest.
- 4) Stamp Duty, Registration Fee and Registration Expenses shall be borne by the allottees. Possession linked charges like Electrical meter/installation charges, water connection charges etc. will be extra and payable by customer at the time of possession.
- 5) Taxes as Applicable shall be charged separately.
- 6) Maintenance charges of the first year & post dated cheque for second year shall be payable in advance at the time of offer of possession.
- 7) Home loan shall be at the discretion of relevant bank.
- 8) 1 sqmt = 10.764 sqft
- 9) Immediate Registry.

CHEQUE IN FAVOUR OF

MADAN SINGH

BANK NAME : ZILA SAHKARI BANK LTD.

ACCOUNT NO: 600734023101268

IFSC CODE: ICIC00ZSBHA

BRANCH ADDRESS: DOLATPUR, ROORKEE, UTTARAKHAND

ACTUAL IMAGES



ACTUAL IMAGES



ACTUAL IMAGES



ACTUAL IMAGES

