

**NATURE'S WISDOM,  
OUR COMPASS.**



**LAUNCHING  
PREMIUM RESIDENTIAL PLOTS**

**PRICE STARTING ₹ 22.50 LACS\* ONWARDS**

STARTING AREA 150 SQ YARD

AT DHARMAWALA (SHIMLA BY PASS)

**DEHRADUN**

# BIGGEST INVESTMENT OPPO TUNITY

ON

*DEHRADUN*



WHY TO

INVEST IN

PLOTS





**LAND IS ALWAYS  
CONSIDERED TO BE THE  
SAFEST INVESTMENT**



**MORE DEMAND,  
LESS SUPPLY**



**LOW MAINTENANCE**



**NON DEPRECIATING  
ASSET**



**LOW ACQUISITION  
COST**



**HIGHER RETURNS  
WITH INFRASTRUCTURAL  
DEVELOPMENT**



**FEWER GOVERNMENT  
REGULATIONS**



**THE FLEXIBILITY  
FACTOR THAT  
COMES WITH LAND**



**NO SPACE TO  
COMPROMISE ON  
QUALITY**



**LAND IS A  
FAST-MOVING ASSET**



**LAND OWNERSHIP  
ENSURES FINANCIAL  
SECURITY**



**BUYING & SELLING  
LAND IS MUCH EASIER**



**BUILT UP STRUCTURES HAVE EXPIRY DATE BUT LAND DOES NOT**

# WHY<sub>TO</sub>

# INVEST<sub>AT</sub>

# DEHRADUN

- 1. Scenic Beauty and Lifestyle:** Dehradun is renowned for its picturesque surroundings with the Himalayan foothills, pleasant climate, and lush greenery. This makes it a desirable location for residential properties and tourism-related investments.
- 2. Educational Hub:** Dehradun is home to several prestigious educational institutions like The Doon School, Welham Girls' School, and Indian Military Academy. This creates a steady demand for rental accommodations and real estate from students, faculty, and their families.
- 3. Growing Infrastructure:** The city has been witnessing infrastructure development, including improved roads, better connectivity with nearby cities, and planned urban development. This enhances the overall attractiveness of the city for real estate investments.
- 4. Government Initiatives:** Government initiatives like Smart City projects and development plans for infrastructure further support investment opportunities in Dehradun.
- 5. Quality of Life:** Dehradun offers a relatively peaceful and clean environment compared to larger cities, making it attractive for retirees, families, and individuals seeking a better quality of life.
- 6. Strategic Location:** Its proximity to major tourist destinations like Mussoorie and Rishikesh, along with being a gateway to the Char Dham Yatra pilgrimage, ensures a steady flow of tourists and visitors throughout the year.

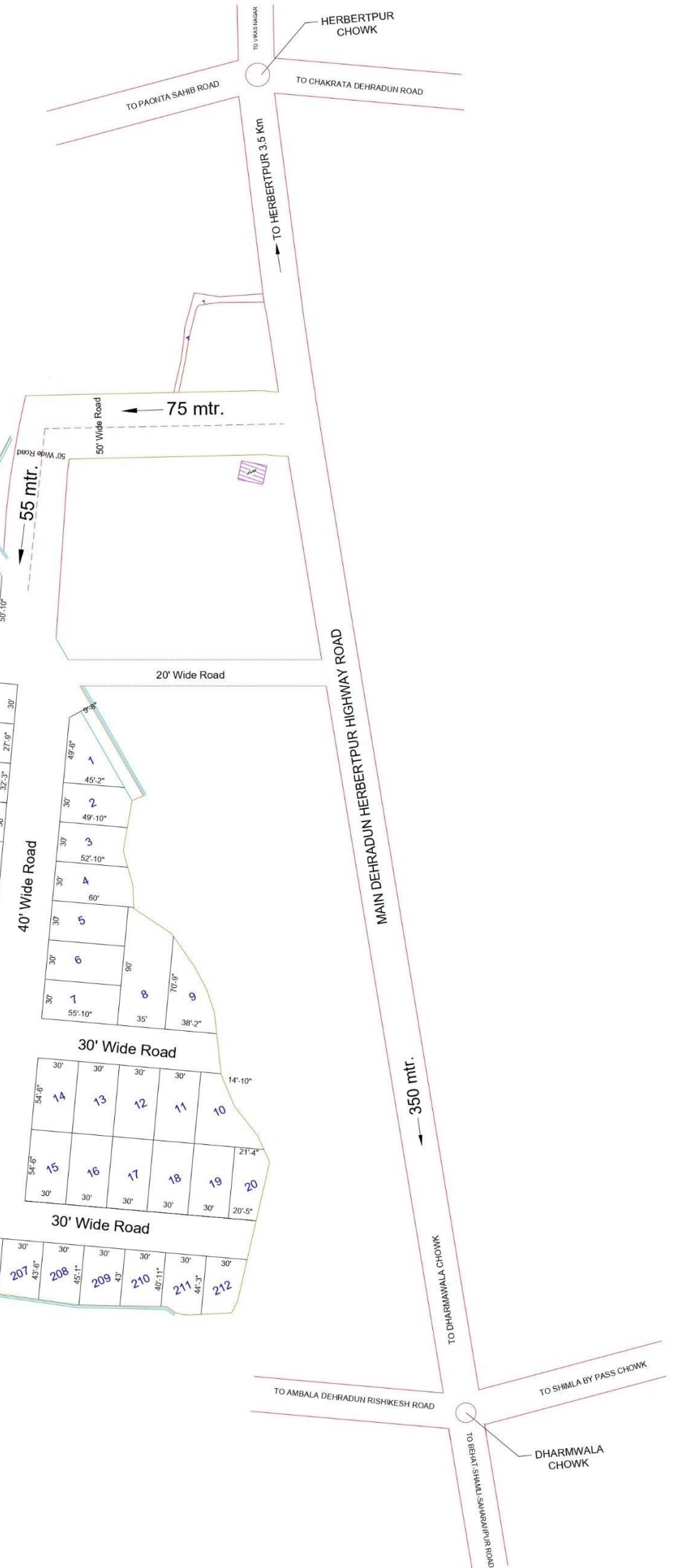
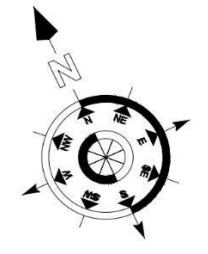
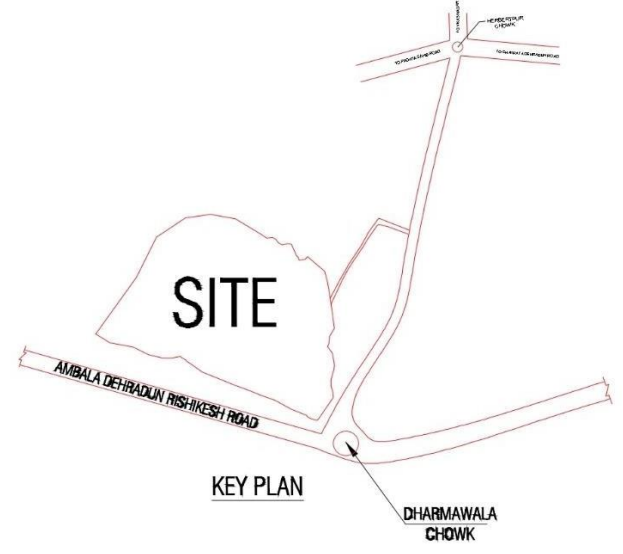


# LOCATION ADVANTAGES:

1. Strategic Located on Main Dehradun – Herbartpur / Vikas Nagar Highway.
2. Well connected Highway towards Shimla-Saharanpur-Chakrata-Gangotari.
3. Swami Vivekanand Hospital – Walk in Distance
4. Shri Ram Centennial School – 25 Minutes Drive
5. G.D. Goenka School – 35 Minutes Drive
6. Government Inter College Herbartpur – 10 Minutes Drive
7. Herbartpur ISBT – 5 Minutes Drive
8. Asan Barrage & Dakpathar Picnic Spots. – 10 Minutes Drive
9. Selaqui Industrial Area – 20 Minutes Drive
10. Ponta Sahib Gurudwara – 20 Minutes Drive
11. Indian Military Academy (IMA) – 45 Minutes Drive
12. Forest Research Institute (FRI) – 50 Minutes Drive

# PROJECT DETAILS:

1. Total Land Area 80 Bigha with 242 Plots.
2. Starting Plot Area 150 sq yard (30\*45)
3. 30-40 ft Wide Internal Roads
4. Gated Society with Grand Entrance 50ft Wide Road
5. Water Connection (Over Hand Tank)
6. Waste Management System (STP)
7. Electricity via Transformer
8. Street Lights & Palm Trees
9. Ample Green Park with Kids play area
10. Bank Loan From PNB Housing
11. Possession within 6 Months



# Dharmawala Site Plan

PLOT NO.	PLOT SIZE	Area in Sq.Yd.
1	As Per Site	159.83
2	As Per Site	166.35
3	As Per Site	165.75
4	As Per Site	191.11
5	55'10" x 30'	186.16
6	55'10" x 30'	186.16
7	55'10" x 30'	186.16
8	As Per Site	317.3
9	As Per Site	185.87
10	As Per Site	192.81
11	30' x 54'6"	181.67
12	30' x 54'6"	181.67
13	30' x 54'6"	181.67
14	30' x 54'6"	181.67
15	30' x 54'6"	181.67
16	30' x 54'6"	181.67
17	30' x 54'6"	181.67
18	30' x 54'6"	181.67
19	30' x 54'6"	181.67
20	As Per Site	142.24
21	30' x 45'	150.00
22	30' x 45'	150.00
23	30' x 45'	150.00
24	30' x 45'	150.00
25	30' x 45'	150.00
26	30' x 45'	150.00
27	30' x 45'	150.00
28	30' x 45'	150.00
29	30' x 45'	150.00
30	30' x 45'	150.00
31	30' x 45'	150.00
32	30' x 45'	150.00
33	30' x 45'	150.00
34	30' x 45'	150.00
35	30' x 45'	150.00
36	30' x 45'	150.00
37	30' x 45'	150.00
38	30' x 45'	150.00
39	30' x 45'	150.00
40	30' x 45'	150.00
41	30' x 45'	150.00
42	30' x 45'	150.00
43	30' x 45'	150.00
44	30' x 45'	150.00
45	30' x 45'	150.00
46	30' x 45'	150.00
47	32' x 40'	142.14
48	30' x 40'	133.28
49	As Per Site	144.24
50	As Per Site	241.84
51	30' x 54'	180.00
52	30' x 54'	180.00
53	30' x 54'	180.00
54	30' x 54'	180.00
55	30' x 54'	180.00
56	30' x 54'	180.00
57	30' x 54'	180.00
58	30' x 54'	180.00
59	30' x 54'	180.00
60	30' x 54'	180.00
61	30' x 54'	180.00
62	30' x 54'	180.00
63	30' x 54'	180.00
64	30' x 54'	180.00
65	30' x 54'	180.00
66	30' x 54'	180.00
67	30' x 54'	180.00
68	30' x 54'	180.00
69	30' x 54'	180.00
70	30' x 54'	180.00
71	30' x 54'	180.00
72	30' x 54'	180.00
73	30' x 54'	180.00
74	30' x 54'	180.00
75	30' x 54'	180.00
76	30' x 54'	180.00
77	30' x 54'	180.00
78	30' x 54'	180.00
79	30' x 54'	180.00
80	30' x 54'	180.00
81	30' x 54'	180.00
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83	30' x 54'	180.00
84	30' x 54'	180.00
85	30' x 54'	180.00
86	30' x 54'	180.00
87	30' x 54'	180.00
88	30' x 54'	180.00
89	30' x 54'	180.00
90	30' x 54'	180.00
91	30' x 54'	180.00
92	30' x 54'	180.00
93	30' x 54'	180.00
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126	30' x 54'	180.00
127	30' x 54'	180.00
128	30' x 54'	180.00
129	30' x 54'	180.00
130	30' x 54'	180.00
131	30' x 54'	180.00
132	30' x 54'	180.00
133	30' x 54'	180.00
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135	30' x 54'	180.00
136	30' x 54'	180.00
137	30' x 54'	180.00
138	30' x 54'	180.00
139	30' x 54'	180.00
140	30' x 54'	180.00
141	30' x 54'	180.00
142	30' x 54'	180.00
143	30' x 54'	180.00
144	30' x 54'	180.00
145	30' x 54'	180.00
146	30' x 54'	180.00
147	30' x 54'	180.00
148	30' x 54'	180.00
149	30' x 54'	180.00
150	30' x 54'	180.00
151	30' x 54'	180.00
152	30' x 54'	180.00
153	30' x 54'	180.00
154	30' x 54'	180.00
155	30' x 54'	180.00
156	30' x 54'	180.00
157	30' x 54'	180.00
158	30' x 54'	180.00
159	30' x 54'	180.00
160	30' x 54'	180.00
161	As Per Site	85.31
162	As Per Site	131.00
163	As Per Site	185.77
164	As Per Site	203.87
165	As Per Site	203.38
166	As Per Site	202.62
167	As Per Site	202.21
168	As Per Site	201.80
169	As Per Site	201.22
170	As Per Site	206.88
171	As Per Site	222.02
172	As Per Site	237.38
173	32'9" x 59'4"	215.79
174	30'9" x 59'4"	298.00
175	As Per Site	193.33
176	As Per Site	208.05
177	As Per Site	223.96
178	As Per Site	214.51
179	As Per Site	204.48
180	30' x 60'	200.00
181	30' x 45'	150.00
182	30' x 45'	150.00
183	30' x 45'	150.00
184	30' x 45'	150.00
185	30' x 60'	200.00
186	As Per Site	135.69
187	As Per Site	235.49
188	30' x 54'	180.00
189	30' x 54'	180.00
190	As Per Site	248.88
191	As Per Site	190.07
192	As Per Site	159.12
193	As Per Site	179.11
194	As Per Site	194.98
195	As Per Site	210.43
196	As Per Site	208.87
197	As Per Site	202.58
198	As Per Site	197.09
199	As Per Site	191.70
200	As Per Site	184.34
201	As Per Site	174.01
202	As Per Site	165.56
203	As Per Site	161.10
204	As Per Site	155.70
205	As Per Site	145.50
206	As Per Site	137.88
207	As Per Site	142.29
208	As Per Site	147.86
209	As Per Site	146.72
210	As Per Site	139.83
211	As Per Site	146.39
212	As Per Site	127.36

PLOT NO.	PLOT SIZE	Area in Sq.Yd.
A	As Per Site	161.88
B	As Per Site	106.16
C	As Per Site	158.57
D	As Per Site	227.57
E	As Per Site	189.80
F	As Per Site	198.03
G	As Per Site	193.49
H	As Per Site	180.01
I	As Per Site	192.12
J	As Per Site	201.86
K	As Per Site	211.60
L	As Per Site	221.21
M	As Per Site	209.33
N	As Per Site	181.69
O	As Per Site	154.05
P	As Per Site	160.50

TOTAL AREA - 58665.57 Sq.Yd.  
 ROAD AREA - 16034.29 Sq.Yd.  
 PLOT AREA - 40831.28 Sq.Yd.  
 PARK AREA - 1800 Sq.Yd.



# PRICE LIST:

Pre Launch Price (BSP)	Rs. 15000/- sq yard.
Launch Price (BSP)	Rs. 18000/- sq.yard.
<b><u>OTHER CHARGES</u></b>	
PLC For Corner Plot	Rs.600/- sq.yard.Extra
PLC For Park Facing	Rs.600/- sq.yard.Extra



# PAYMENT PLAN

<b>SPECIAL PAYMENT PLAN (25-25-25-25)</b>	
AT THE TIME OF BOOKING	25%
WITHIN 90 DAYS FROM DATE OF BOOKING	25%
WITHIN 120 DAYS FROM DATE OF BOOKING	25%
WITHIN 180 DAYS FROM DATE OF BOOKING	25%

<b>DOWNPAYMENT PLAN (25-75)</b>	
AT THE TIME OF BOOKING	25%
WITHIN 90 DAYS FROM DATE OF BOOKING	75%

Note: 5% Extra Discount Down Payment plan



# THANKING YOU

