

Legal Documentation

- Revenue Records Verified
- Mutation Completed
- NOC from Local Authorities
- Environmental Clearance
- Title Clear Property
- Bank Loan Facility Available



Booking Process

- Site Visit:** Schedule a free site visit to view the plots
- Plot Selection:** Choose your preferred plot based on size and location
- Documentation:** Complete legal verification and paperwork
- Payment:** Flexible payment options available
- Registration:** Complete registration and get possession



KHUSHHALIPUR

Office Address: Felicity Hills Development
Near Delhi-Dehradun Expressway, Uttar Pradesh

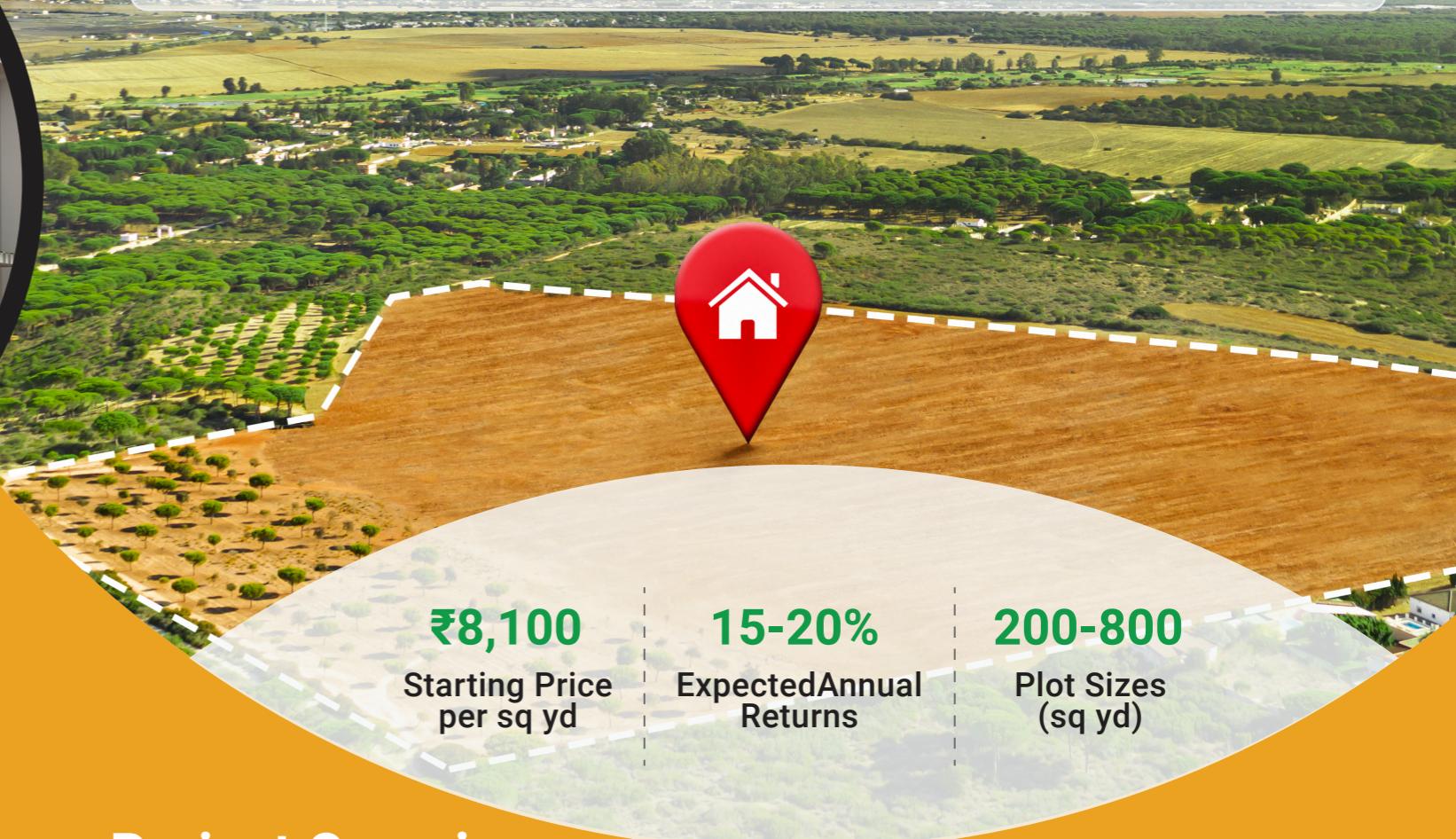


More Info
lokesh.mvt@gmail.com



Call Now
+91 858 883 4221

- Your Safe Investment
- Agricultural Land Development Project
- Near Delhi-Dehradun Expressway
- Only 13 km from Dehradun ISBT



Project Overview

Khushhalipur is a premium agricultural land development project strategically located near the Delhi-Dehradun Expressway in Uttar Pradesh. This project offers excellent investment opportunities with plots ranging from 200 to 800 square yards, perfect for both agricultural activities and future residential development.

Key Features:

- Government approvals and NOCs in place
- Excellent connectivity to major cities
- Agricultural land category with clear documentation
- High appreciation potential
- Planned infrastructure development



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Investment Returns Calculation

Example Investment: 400 sq yd plot at ₹8,500 per sq yd

Total Investment: ₹34,00,000

Expected Annual Appreciation: 15-20%

Projected Value after 3 years: ₹51,68,000 - ₹58,78,400

Potential Profit: ₹17,68,000 - ₹24,78,400

Plot Details & Pricing

Plot Category	Size Range (sq yd)	Price per sq yd	Road Width	Features
Standard Plots	200-400	₹8,100- ₹8,500	24-30 feet	Basic amenities, corner advantage
Premium Plots	400-600	₹9,000- ₹9,500	30-40 feet	Wide roads, prime location
Cottage Plots	600-800	₹9,500- ₹10,000	40+ feet	Cottage development ready

Location Advantages

Delhi-Dehradun Expressway: Schedule a free site visit to view the plots

Dehradun ISBT: Only 13 km away

Jolly Grant Airport: 25 km distance

Dehradun Railway Station: 15 km away

Educational Institutions: Multiple schools and colleges nearby



Amenities & Infrastructure

• Concrete Roads

• Street Lighting

• Water Supply System

• Green Belt Development

• Parking Facilities

• Security Gate

• Community Center

• Transportation Facility

• Power Backup

• Medical Facilities

• Educational Zone

• Shopping Complex

Why Choose Khushhalipur?

Strategic Location: Excellent connectivity to Delhi, Dehradun, and Haridwar

Government Approvals: All necessary NOCs and clearances obtained

Clear Documentation: Transparent and legally verified property documents

High Appreciation: Rapid infrastructure development in the region

Agricultural Benefits: Fertile land suitable for various crops

Future Development: Potential for residential conversion