

इलाहिदा बही नं० 1

जिल्हा: सहकमा सब रजिस्ट्रार.....

अहवाल

नाम तकमील कुनिन्दा
दस्तावेतारीख तकमील दस्ता-
वेजतारीख वसूल नकल या
याददाशत

कैफियत

21/4/336

4407

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RF = 555.00

CF - 2.00

Total 57.00

Sub Regle.
Dist. Regle.

Himachal Government Judicial Paper

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बैय नामा मालीयती 5500/- रुपये
अस्थाग मालीयती 447-रुपये
अस्थाग कितात 4, सादा कितात 2, जुमला कितात 6 !

बैय नामा जुज 1

मनके फु निकी देवी ऊपर 65 साल बैय रामूराम ऊर्फ रामू वल्द बीहराम लकना उपारा सैक्टर नं 1 न्यू बिलासपुर टाऊन परगना व तैहसील सदर जिला बिलासपुर हिमाचल प्रदेश की है, जो के प्लॉट नं 178 रकबा तादादी 1800 वर्ग फुट बहदुर अर्बा जैल नार्थ प्लॉट नं 175, ईस्ट खुला, साऊथ खुला, वेस्ट प्लॉट नं 177 वाक्का उपारा सैक्टर नं 1 न्यू बिलासपुर टाऊन बहमे लीज डीड हाल रकबा तादादी 16647 वर्ग डैसी मीटर प्रदजा खेवट नं 3 मिन, खतौनी नं

166-47 वर्ग मीटर

नं 194 खेवरा नं 1457, 1458, 1459, 1460 वाक्का उपमहाल

बैय नामा जुज 2

उपारा महाल बिलासपुर, परगना व तैहसील सदर जिला बिलासपुर हिमाचल प्रदेश बहमे नकल मिसल हुकीपत खेदेबस्त जदीद सानी मुलामी रामूराम ऊर्फ रामू वल्द बीहराम लकना बिलासपुर परगना सदर खाबिन्द मुजहरा को सरकार से बतौर औस्टी डैम बहमे तामीर मकान अलगात हुआ था उस के रियायती कीमत प्लॉट रकबा मजकूरा जमा करना देने पर लीज डीड की रजिस्ट्रेशन भी उस के नाम हुई थी और उस को प्लॉट रकबा मजकूरा का दरबलन कबजों भी मिल गया था रामूराम ऊर्फ रामू खाबिन्द मुजहरा फौते हुए चुका है उसकी फौतीदगी पर प्लॉट रकबा मजकूरा मुजहरा बंवा व बाहदुरासा व कायममकाना अशर को बरालतन अद हुजा है और अब मुजहरा बैय नामा जुज 3

भी बमिलल रामूराम ऊर्फ रामू लैसी व काबज प्लॉट रकबा मजकूरा, खाबिन्द खुद मुतवफ्फी के प्लॉट रकबा मजकूरा पर बतौर लैसी काबज है असल लीज डीड व नकल मिसल हुकीपत खेदेबस्त जदीद सानी लफ्फे मुजहरा को वास्ते अरबराजात खानजी खुद के रुपये की अशद जरूरत है नये फ़रोवरगी कच्चे रकबा अज प्लॉट रकबा मजकूरा के और कोई सबील हुआल करणे रुपये ना है, मुजहरा जिस कच्चे रकबा अज प्लॉट रकबा मजकूरा को फ़रोवर करना चाहती है उस कच्चे रकबा की मकामल

8/10/90

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Sub Registrar, Jodhpur
Dist. Muzaffargarh (M.P.)

8/11/90

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Sub Registrar, Jodhpur
Dist. Muzaffargarh (M.P.)

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P.T. 1
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Himachal Government

कमिशनर गवर्नर सरकार के लिये

उस कच्चे रकबा अर्ज लौट रकबा

अर्ज जनाब डी. सी. साहिब बिलासपुर

असल इजाजत नामां डी. सी. साहिब बिलासपुर

बैय नामा अर्ज 4

क बी. एल. एल. आर. आर. बी. (1958)

इस लिये अब मुजहरा बकायमी होना व बकायमी

बिलासपुर व अकराह व तरगीब और किसी किसी

मजकूर अल सदर में से रकबा तदारी 4580 की

मजकूर रकबा न 1458 बरये अबस तदारी 4580 की

रकबा न 1458, रकबा न 3 मिन, रकबा न 1458

नाक्या उपमहाल उधारा महाल बिलासपुर (उधारा रकबा न 1458)

न्यू बिलासपुर टाऊन) परगना सदर बरये रकबा मिला

हकीमत बरये बरत जदीर सानी जिस की रकबा अबस

तरीमा रकबा न 1458 है और जिस की के मुजहरा

व काबजा है लमुकाबला 5500/- रुपये पांच हजार पांच

सौ रुपये बदस्त

बैय नामा अर्ज 5

बुधिराम बल्द लालीग्राम बल्द 4580 लकना भरेड परगना

गोहड़वीं तैहलीस पुमावीं जिला बिलासपुर हिमाचल प्रदेश

फारोवर घानी बैय कतर कर के इकरार करती व लिख करी

के मुरात्री मजकूर तारीख इमरोजा से रकबा लौट मुबैइया

मजकूर का बमिलत मुजहरा बाया, लैसी व काबज तसकर

हो जा, मुजहरा बाया को अब रकबा लौट मुबैइया मरकूर

से कोई ताल्लुक व वरहा न रहा, मुजहरा बाया ताल्लुक

लादावा हुई, रकबा लौट मुबैइया मजकूर की लिख करी

जो हक मुजहरा बाया को हालत में नहु अब तमाक हर

जात मुरात्री मजकूर को हालत हुये और जो जो रकबा

मुजहरा बाया पर हावी थीं वह अब तमाक हर जात मुरात्री

मजकूर पर हावी हुई, काबजा रकबा लौट मुबैइया

मजकूर पहले ही मुरात्री मजकूर को दे दिया हुआ है और

समन मुजलिग 5500/- रुपये भी पहले ही कर पर अर्ज मुरात्री

मजकूर लै चुकी है, जो कलहम जरे समन दाम दाम बसूल व

मुजराई हो चुका है, रकबा रजिस्ट्री बैय नामा अर्ज भी अर्ज

गिरह मुरात्री मजकूर हो हो रहा है अर्ज

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फ्री लिक्विटरी बैय बाया मजकूरिया

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Handwritten signature

Jatani Lal Refractor
Tehsil Sahib -

Sub Registrar, Sadr
Dist. Murshidabad (M.P.)

8/19/99

वैय नामा जुम 6

किसी नुक्स का नुकी या वाक्पाती से वैय नामा हुआ मुतरद हो
जावे तो मुशरफी मजकूर जरे समन में हरजा ना जात
वे जोयेदाद हर किस्म मुजहरा काया से बल्ल क लेवे जिस
के अरफ करने की जात व जोयेदाद हर किस्म मुजहरा काया
जिम्मावार हो जी, लेहजा वैय नामा हुआ लिख दिया के
सब रहे/ तेहरिर 8 जु 10

गुवाह 34

अलबद

गुवाह 35

कृष्णाद पाल वल्द गोकेल

राम वल्द जहला लकना

बड़ोल् परगना जेहड़वीं

तेहलील् गुमरवीं जिला

बिलासपुर हिमाचल प्रदेश

मुं नुकी देवी काया

मजकुरीया

मुजिन देव वल्द तलसीराम वल्द

पीर लकना डहमली पागना

जेहड़वीं तेहलील् गुमरवीं

जिला बिलासपुर हिमाचल

प्रदेश Anon Baw

Prishon M

हरब मुराद सायला लिखा गया मुन समन कर रहल
तलसीम किमा/ लेखक हरबल सिंह गुराइन व नलायक
नवीस बिलासपुर 1088 मोहर
नोट/ वैय नामा हुआ 797 अलफाज पर मुशतमल है!

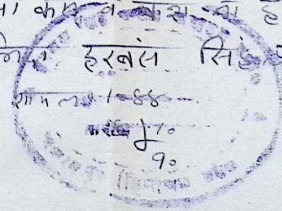
तदील

नकल मुताबिक अरल है कोई लफ्फ करत करत

मशकुक या कस ने कोस ना है

नकल कनिमर हरबल सिंह गुराइन व नलायक नवीस

बिलासपुर 1088



THE SCHEDULE

(above referred to).

All that piece of land situate in... S. No. 101 No. I Area
 in the New Bilaspur Township, Plot/Plots No./Nos: 178, and
 measuring... Forty-eight (48) feet/yards in length
 by... Thirty-seven & half (37½) feet/yards in breadth or thereabouts
 bounded as follows:—

North:

Plot No. 175.

East:

open.

South:

open.

West:

Plot No. 177.

Signed by... Deputy Commissioner
 for and on behalf of the President of India
 in the presence of

(Gila Raw)
 Rehabilitation & Resettlement Officer,
 BILASPUR (H. P.)

Signed by...
 the Lessee above named in the
 presence of:

(1) Gurcharan s/o Tholu Harijan Carpenter
Bilaspur town (H.P.)

(2) Ranga Rao s/o Pablu caste Harijan
Village Bherwal pur Bilaspur (H.P.)

NOTE.—“INSTRUCTIONS FOR DEPUTY COMMISSIONER”.

Whenever the words “Shri/Shrimati/Kumari”, or the words “son/wife/widow/daughter”, or the words “has/have”, or the words “plot/plots”, or the words “No./Nos.”, or the words “shop/house/residence-cum-shop”, or the words “is/are”, or the words “his/her”, or the words “his/their”, or the words “address/addresses”, or the words “name/names”, or the words “transferee/transferees”, etc., etc., occur in the Lease Deed, the words applicable to the particular deed in question shall be retained and the others struck off.

PERPETUAL LEASE

THIS INDENTURE made the... Thirtieth... day of the month of... January... 1961, between the President of India (hereinafter called the "Lessor" which expression shall, unless the context requires another and different meaning, include his successors and assigns) of the one part and Shri/Shrimati/Kumari... R. R. M. H.... son/wife/widow/daughter of... Shri B. R. D. R. M. C. A. J. J. J.... resident of... Bilaspur Town... Tehsil/Sub-tehsil... Sadar... District... Bilaspur (C.H.P.)... (hereinafter called the "Lessee" which expression shall, unless the context requires another and different meaning, mean and include the said Shri/Shrimati/Kumari... R. R. M. H.... his/her heirs, executors, administrators, representatives and permitted assigns) of the other part;

WHEREAS THE LESSEE made an application in writing on... 21st... day of the month of... September... 1958 for the grant of a lease of the plot/plots bearing No./Nos... 178... in Sec. 15 No. I... situated in... Diara... in the New Bilaspur Township for the purpose of construction of shop/house/residence-cum-shop thereon;

AND WHEREAS the Lessor has agreed to GRANT by way of lease the plot/plots bearing No./Nos... 178... in Sec. 15 No. I... situated in... Diara... in the New Bilaspur Township by allotment order No. DLB-RL-2/58-692B, dated the... 31st... day of the month of... October... 1958;

NOW THIS INDENTURE WITNESSETH that in consideration of the premium of Rs. 223 15 10 paid before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants by the Lessee hereinafter contained, the Lessor doth hereby grant and demise unto the Lessee ALL THAT piece of land containing by admeasurement... 1800... sq. ft.... or thereabouts situated in plot/plots No./Nos... 48... 178... in Sec. 15 No. I... in the New Bilaspur Township, which said plot of land is more particularly described in the Schedule hereunder written (hereinafter referred to as the "said land") together with all rights, easements and appurtenances whatsoever to the said plot of land belonging or appertaining.

TO HOLD THE said land unto the Lessee in perpetuity commencing from... 21st Sept... 1958... yielding and paying therefor the yearly ground rent of Rs... 200 10 10... or such other sum as may hereafter be assessed under the covenants and conditions hereinafter contained by equal half yearly payments on the 15th day of January and 15th day of July in each year at the District Treasury at Bilaspur or at such other place as may be notified by the Lessor for this purpose from time to time, the first of such payment to be made on the 15th day of... Jan. 1. 1961...

SUBJECT ALWAYS to the exceptions, reservations, conditions and covenants hereinafter contained, that is to say, as follows:—

1. The Lessor excepts and reserves all mines and mineral products, buried treasure, coal, petroleum, gold washing, oil and quarries whatsoever in or under or within the said land, and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing or enjoying the same without providing or leaving any vertical support for the surface of the said land

Cheek seven amounting Rs. 7 only. 6.2/6

Sub-Registrar
Bilaspur

On this day of Wednesday, the 8th June
1961 at 3 P.M. Shri Ramoo of Piro
caste Jallaha Resident of Chhoti Bagan
Bilaspur presents his perpetual lease
deed in this Office of the Sub-Registrar
situated at Bilaspur proper.

Shri Ramoo

Sub-Registrar
Bilaspur

or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

2. The Lessee for himself, his heirs, executors, administrators and assigns covenants with the Lessor in manner following (that is to say):—
 - (a) The Lessee will pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.
 - (b) The Lessee will from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuation of this lease be levied, assessed, charged or imposed upon the premises hereby granted and demised or on any buildings to be erected thereupon or upon the Lessor or the Lessee in respect thereof, under any enactment for the time being in force except such as may necessarily be payable by the Lessor under any law for the time being in force.
 - (c) All arrears of rent and other payments due in respect of the premises hereby demised shall be recoverable in the same manner as arrears of land revenue under the provisions of the Himachal Pradesh Land Revenue Act, 1953 and any amending Act for the time being in force.
 - (d) The Lessee shall commence the construction of the shop/house/residence-cum-shop on the leased plot/plots within one year of the allotment and shall complete it within eighteen months from the date of allotment unless, for sufficient reason, an express extension has been obtained by him from the Deputy Commissioner, Bilaspur, for commencement or completion, as the case may be.
 - (e) The Lessee shall not use the leased plot/plots for any other purpose except for the construction of shop/house /residence-cum-shop for which it/they has/have been leased and no conversion or use of a different kind from that agreed and incorporated in this indenture will be permissible or valid.
 - (f) The Lessee shall not make any fragmentation of the leased plot/plots.
 - (g) The Lessee shall construct the shop/house/residence-cum-shop strictly in accordance with the Plan and Bye-laws approved by the authority designated by the Lessor.
 - (h) The Lessee shall not transfer his rights, title or interest in the plot/plots leased to him and/or in the shop/house/residence-cum-shop standing thereon unless previous sanction for such transfer has been obtained by him from the Deputy Commissioner and any transfer in breach of this condition shall be void, ineffective and unenforceable and shall not be binding on the Lessor.
 - (i) The Lessee, in the case of the first transfer of his Lessee rights in the plot/plots leased to him and/or of the shop/house/residence-cum-shop standing thereon, shall be liable to pay to the Lessor the difference between the premium already paid and the full development costs of the plot/plots, and the sanction of the Deputy Commissioner, Bilaspur for the transfer shall not be effective until the difference has been so paid.

Provided that this sub-clause shall have no application to the Lessee if he has obtained the leased plot/plots on payment of full development costs.

- (j) When the sanction of the Deputy Commissioner for the transfer has been obtained and he (the Lessee) has transferred his rights, title or interest in the leased plot/plots and/or of shop/house/residence-cum-shop standing

The contents of this perpetual lease
deed are reasonable and sufficient
to Shri Ramnori S/o Bhoorappa
Gullabha Resident of Chhotte
Bhingar Antagon, identified by
Shri Tulsi Ram Head of this office
personally known to me, & who
admits the terms & conditions of
this lease deed as correct.

Sub-Registrar
Bilaspur Sub-District H. II

26/1/61

Ramoo

Tulsi Ram

thereon to the transferee, he (the Lessee) shall give notice in writing to the Deputy Commissioner of:—

- (i) the name/names of himself and his co-transferors and his/their address/addresses;
- (ii) the name/names of the transferee/transferees and his/their address/addresses;
- (iii) the date of execution of the Deed of Transfer and in the case of a registered deed, the date, number and place of registration;
- (iv) the nature and kind of transfer made and the consideration paid or received for the same;
and furnish a copy of the deed of transfer, in the case of an un-registered deed, to the Deputy Commissioner, Bilaspur.
- (k) The Lessee shall bear and pay all expenses in respect of execution and registration of this deed including stamp and registration fee payable therefor.

3. If the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the said days whereon the same shall have become due, whether the same shall have been demanded or not, or if there shall have been in the opinion of the Lessor or the Lieutenant Governor of Himachal Pradesh whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions hereinbefore contained and on his part to be observed or performed then and in any such case it shall be lawful for the Lessor or any person or persons duly authorised by him notwithstanding the waiver of any previous cause or right of re-entry upon any part of the premises hereby demised or of the building thereon in the name of the whole to re-enter and thereupon this demise and everything herein contained shall cease and determine and the Lessee shall not be entitled to any compensation whatsoever, nor to the return of any premium paid by him.

4. No forfeiture or re-entry shall be effected except as herein provided, without the permission of the Lieutenant Governor of Himachal Pradesh and the Lieutenant Governor shall not permit such forfeiture or re-entry until the Lessor has served on the Lessee a notice in writing:—

- (a) specifying the particular breach complained of,
- (b) if the breach is capable of remedy, requiring the Lessee to remedy the breach, and the Lessee fails within a reasonable time from the date of service of the notice to remedy the breach, if it is capable of remedy; and in the event of forfeiture or re-entry the Lieutenant Governor may in his discretion relieve against forfeiture of such terms and conditions as he thinks proper.

Nothing in this clause shall apply to entry for breach of covenants contained in clauses (f) and (h) hereinbefore contained.

5. The Lessor hereby agrees with the Lessee as follows:—

- (a) The yearly rent will not be subject to revision except as provided for in sub-clause (b) of this clause.
- (b) The Lessor shall have the right to revise the annual ground rent at the time of any assignment or transfer of the premises hereby demised except in the case of transfers in respect of which development costs are not recoverable as mentioned in sub-clause (c) of this clause. The revised ground rent shall be at the rate of 2-1/2 % of the value of the land at the time of such assignment or transfer. The revision shall be made by the Deputy Commissioner, Bilaspur.

Provided always that any such revision of rent shall be subject to the same right on the part of the Lessee of appeal from the orders of the Deputy

Commissioner and within such time as if the same were an assessment by a Revenue Officer within the meaning of section 54 (1) of the Himachal Pradesh Land Revenue Act, 1953, and the proceedings for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act in the same manner as if the same had been taken thereunder.

(c) The Lessor shall not be entitled to recover the development costs mentioned in sub-clause (i) of paragraph 2 in the case of:—

- (i) a gift by the lessee of his right, title or interest in the leased plot/plots and/or of the shop/house/residence-cum-shop standing thereon and made by the Lessee in favour of his/her wife/husband, father, mother, father's mother, father's father, paternal uncle, paternal uncle's wife, son, grand son, great-grandson, son's widow, grandson's widow, daughter, daughter's son, daughter's daughter, brother, brother's son, brother's son's son, son's daughter, son's daughter's son, son's daughter's daughter, sister, sister's son, sister's son's son, daughter's husband, sister's husband, paternal uncle's son, paternal uncle's son's son, brother's son's son, son's wife, husband's brother, husband's brother's son, husband's brother's son's son, husband's brother's daughter, husband's brother's daughter's son, and husband's brother's daughter's son's son;
- (ii) a gift by the lessee of his right, title or interest in the leased plot/plots and/or of the shop/house/residence-cum-shop standing thereon and made by the Lessee purely for religious and/or charitable purposes;
- (iii) a sub-lease made by the Lessee of his right, title or interest in the leased plot/plots and/or of the shop/house/residence-cum-shop standing thereon and made in consideration of payment of periodical rent by the sub-lessee to the sub-lessor:

Provided that in the case of a sub-lease in perpetuity, the Lessor shall become entitled to recover the full development costs mentioned in condition No. (i) of paragraph 2;

- (iv) an exchange made by the Lessee of his right, title or interest in the leased plot/plots and/or of the shop/house/residence-cum-shop standing thereon and made in favour of another oustee Lessee of the Lessor in the New Bilaspur Township in respect of that other Lessee's right, title or interest in the plot/plots leased to that other Lessee and/or of the shop/house/shop-cum-residence of that other Lessee standing thereon;
- (v) a simple or usufructuary mortgage made by the Lessee in respect of his right, title or interest in the leased plot/plots and/or of the shop/house/shop-cum-residence standing thereon:

Provided that whenever the right, title or interest of the mortgagor lessee is completely extinguished by sale or otherwise, the liability to pay the full development costs mentioned in condition No. (i) of paragraph 2 will become operative and the Lessor will become entitled to recover the full development costs.

(d) The Lessee paying the rent hereby reserved and observing and performing the conditions herein contained, shall quietly and peaceably possess and enjoy the leased plot/plots in perpetuity without any interruption and disturbance by the Lessor or any person claiming under him.

IN WITNESS WHEREOF for and on behalf of the President of India and the Lessee named have hereunto set their hands the day and year first above written thereof.



Stamp duty for the attached
lease deed, executed by Shri Ramu S/O Shri Biru
Dast Gulake, S/O Bilaspur Town, in respect of
House Plot No.178 situated in Sector No.I of the
New Bilaspur Town.

Deputy Commissioner
Bilaspur District H. P.

31/11



Stamp duty for the attached
lease deed, executed by Shri Ramun S/O Shri Bira Ra
Gaste Julaha, R/O Bilaspur Town, in respect of
House- Plot No.178 situated in Sector No.I of the
New Bilaspur Town.

Deputy Commissioner,
Bilaspur District H.P.

11/10/11

TOILET
125x200

D₁

D

A
A

PASSAGE 120 M WIDE

BEAM 20x30

B
A

20x20

11.70M

BEAM

D

20x20

STEPS

* 25
* 25

5.60M

BASEMENT FLOOR PLAN

4.10

25
A
A

BEAM 20x30

3.80

BEAM

2.60

SHUTTER 1 SHUTTER 2

40
*
60
*
4

5.60

GROUND FLOOR PLAN

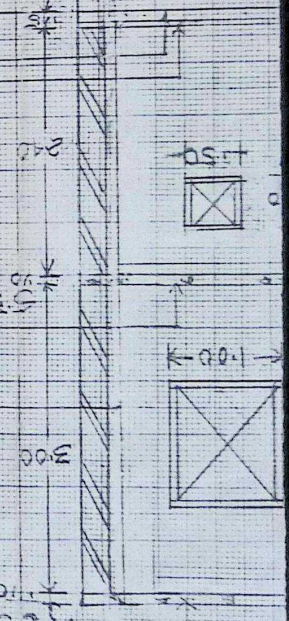
2 BARMANA BILASPUR H.P.

RCC ROOF @ 1:2.4

RCC BEAM @ 1:2.4

R.C.C. GROUND FLOOR @ 1:2.4

CONG. FLOOR @ 1:2.4
CEMENT CONC. FLOORING @ 1:4.8



DETAIL OF FOUNDATION

SCALE = 1:30 CM

RIP
STONE MASONRY
WITH CM 1:5

CONCRETE FLOORING @ 1:2.4
C CONC. @ 1:4.8

SCALE = 1:50 CM

REFLECTIONS
DOOR 0.76 x 1.80
W 0.65 x 1.10
H 1.14 x 0.50
SHUTTER 1.20 x 2.30
SH. 1.60 x 2.50

H.A. IN 0.51 X 0.50
 SHUTTER 1.200 X 2.30
 S.H. 2 1.60 X 2.30
 SPECIFICATION

1. STONE MASONRY IN FOUNDATION INCLUDING
2. BRICK MASONRY IN SUPER STRUCTURE
3. CEMENT CONCRETE FLOORING
4. R.C.C. ROOFING
5. THICKNESS OF WALL 0.25 M
6. CHILL WOOD IN DOOR & WINDOWS
7. CEMENT PLASTERING ONLY INTERNAL SIDE
8. R.C.C. BEAM & PILLAR
9. WHITE WASHING WITH KILN INTERNAL SIDE

11.70M

LENGTH = 5.30M WIDTH = 11.70M
 PLANT AREA = 5.60 X 11.70 = 65.52 sqm

COST OF BUILDING = 65.52 sqm @ 550/- PER SQM
 = 36036/- ONLY

Estimated
 Junior Engineer
 P.W.D. & R.
 City of Thiruvananthapuram

1.25
 1.25
 1.25

60
 11.70M
 5.60M