

JOINT VENTURE BUNGALOW PROJECT

Own Land. Build Smart. Share Area.

- JV Model – 50 : 50 (Landowner : Developer)
- Land @ ₹2 Lakh per Cattah
- Construction @ ₹1,500 / Sq Ft on super built up area
- Duplex Luxury Bungalows
- Possession within 30 Months from registration of land

Advantages:

- Sanctioned Plan by Developer
- Transparent Payment Milestones
- Branded Construction Materials
- Low Risk - High Appreciation JV Model



Location: Garia, Southern Bypass



Swimming Pool | Gym | Clubhouse | Indoor & Outdoor Games | Restaurant

LUXURIOUS DUPLEX BUNGALOWS IN A PRIME LOCATION

About the Project

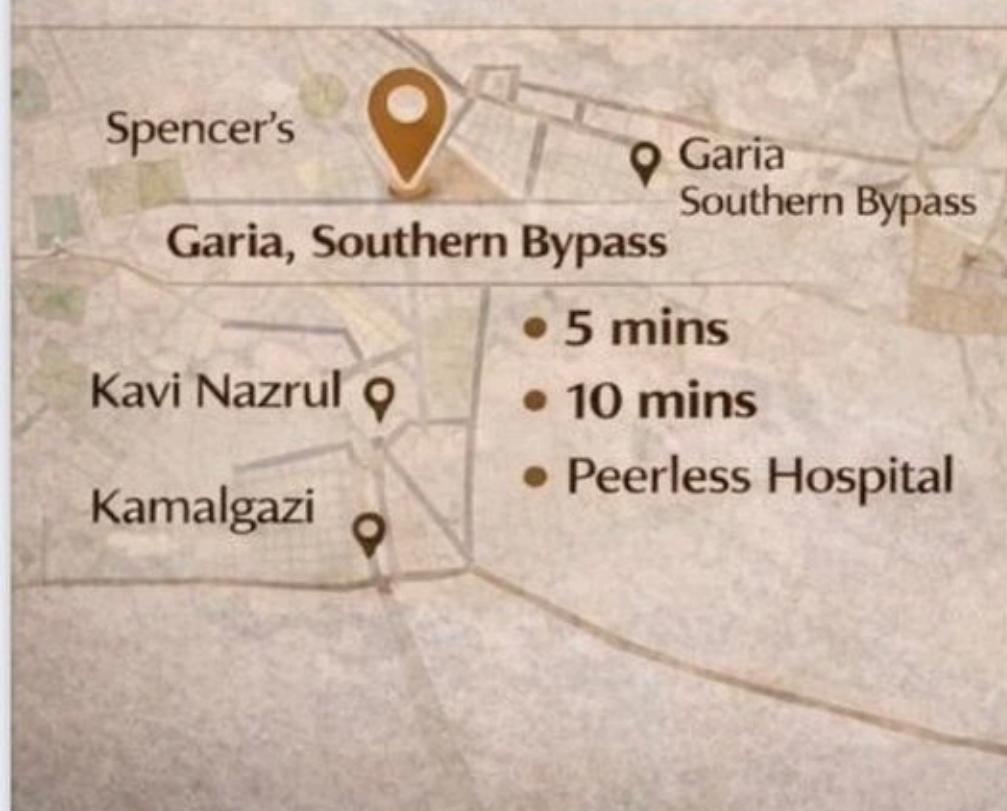
- ✓ Luxurious Duplex Bungalows in a Prime Location
- ✓ Joint Venture (JV) Model: 50:50 Area Sharing (Landowner: Developer)
- ✓ Located in a Gated Community in Garia, Southern Bypass
- ✓ Offers 3 BHK (1,440 sq ft Built up / 1,800 sq ft super built up area) and 5 BHK (2,160 sq ft Built up / 2,700 sq ft super built up area)



Location Highlights

- ✓ Modern Gated Community
- ✓ Wide Internal Roads
- ✓ 24/7 Security
- ✓ Swimming Pool
- ✓ Fully Equipped Gym
- ✓ Clubhouse with Indoor & Outdoor Games
- ✓ Restaurant and Landscaped Garden
- ✓ Transparent Payment Milestones
- ✓ Branded Construction Materials
- ✓ State-of-the-Art Amenities

- ✓ Prime Location: **Garia, Southern Bypass**
- 5 mins to Kamalgazi
- 10 mins to Kavi Nazrul Metro Station
- 15 mins to Peerless Hospital
- Easy access to Spencer's, Reliance Smart, Metro Cash & Carry, Shopping Centers, Popular Schools and Hospitals in the vicinity.



PRICE, PAYMENT TERMS & OTHER FINANCIAL DETAILS

Effective Cost

- ₹1,500 per Sq Ft
- Land @ ₹2 Lakh per Cattah



Other Charges

- Land Registration, JV Agreement & Power of Attorney
- GST & Statutory Taxes (as per Government Norms)
- EDC (External Development Charges)



Payment Schedule

- Land Registration @ ₹2 Lacs per Cattah
- 20% After Sanction Plan Approval
- 20% After 1st Floor Casting
- 20% After 2nd Floor Casting
- 20% On Finishing of Plastering Work
- Rest Amount On Possession



Financial Terms, Compensation & Cancellation

- You Will Bear Registration Cost of Land Deed, JV Agreement & POA
- Cancellation Charge: 20% of Paid Amount
- Late Payment Fee: 1% per Month Delayed
- Delay Compensation of ₹1 per Sq Ft after 6 Months Grace Period
- Lawyer Fees: ₹25,000
- EDC & Club Membership: Extra as Applicable

📍 LOCATION ADVANTAGE

Everything important. Minutes away.



In-House Convenience Store

Daily essentials within the community

	Daily Market	500 m		Sonarpur Railway Station	5 km
	Southern EM Bypass	1.5 km		De Paul School	450 m
	Sonarpur Railway Station	5 km		Delhi World Public School	.05 Km
	De Paul School	450 m		Wood Square Mall & SVF Multiplex	3.3 km
	Swarnim International School	4.5 km		Shahid Khudiram Metro Station	6 km

