

JOINT VENTURE BUNGALOW PROJECT


Own Land. Build Smart. Share Area.

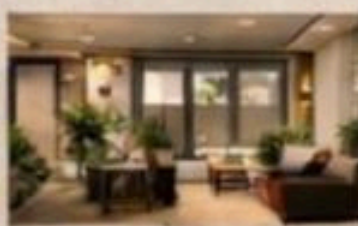
- JV Model – 50 : 50 (Landowner : Developer)
- Land @ ₹2 Lakh per Cattah
- Construction @ ₹1,500 / Sq Ft on super built up area
- Duplex Luxury Bungalows
- Possession within 30 Months from registration of land

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

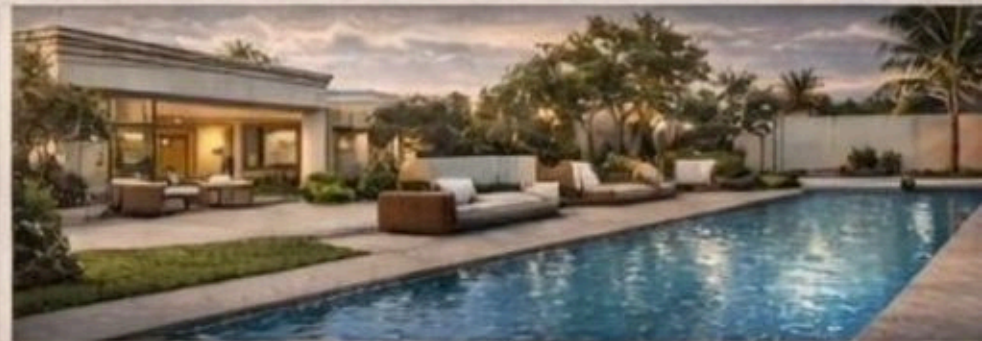
- ✓ Modern Gated Community
- ✓ Wide Internal Roads
- ✓ 24/7 Security
- ✓ Swimming Pool
- ✓ Fully Equipped Gym
- ✓ Clubhouse with Indoor & Outdoor Games
- ✓ Restaurant and Landscaped Garden
- ✓ Transparent Payment Milestones
- ✓ Branded Construction Materials
- ✓ State-of-the-Art Amenities

- ✓ 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.

Spencer's
Garia, Southern Bypass

Kavi Nazrul
Kamalgazi

- 5 mins
- 10 mins
- Peerless Hospital



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

500 m



Sonarpur Railway Station
5 km

5 km



Southern EM Bypass
1.5 km

1.5 km



De Paul School
450 m

450 m



Sonarpur Railway Station
5 km

5 km



Delhi World Public School .05 Km
.05 Km



De Paul School
4.50 m

450 m



Wood Square Mall & SVF Multiplex
3.3 km

3.3 km



Swarnim International School
4.5 km

4.5 km



Shahid Khudiram Metro Station
6 km

6 km

