Date - For Discussion purpose only

Joint Venture Terms for FOR OMAX CITY LAND

A. **Plot no.**
B. **Location** - Omax City
C. **Land Area** - 13000 sq yard
D. **Road Width** - 80 ft
E. **Current Land Title** - CMJY
F. **Project Type** - CMJY flats

Building Plan

Sr No	Particulars	
1	**Total No. of Floors**	2 Basement + Stilt + 14
3	**Each Floor Ceiling Height**	
4	**Basement**	Parking
5	**Stilt Floor**	Facility and Parking
6	**Ground Floor to 14th Floor**	Flats
8	**Rooftop**	

Building Area Statement

Sr No	Particulars	Area
1	**Saleble Area**	5,00,000 Sq.ft

Selling Price

Sr No	Particulars	Area(Sq.ft)	Net Realization
1	Residential Flats	4000	200 cr
	Total Realization		200 cr

Commercial Terms

Sr No	Particulars	
1	**Sharing Pattern**	Revenue Share
2	**Advance**	will be discussed in the meeting
4	**Map Approval Charges**	Borne By Builder
5	**Additional BAR Purchase**	Borne By Builder
6	**Registered Agreement Duty**	Shared
7	**Marketing Expenses**	Borne By Builder
8	**EWS/LIG Charges**	Borne By Builder
9	**Development Cost**	Borne By Builder
10	**If any other Cost related to project**	Borne By Builder

Ratio

Sr. No.	Particulars	Ratio
1	Land Owner	18%
2	Builder	82%

- Total construction Area : 6,50,000 sq feet
- **Construction Cost** : 22000 per sq feet (including all amenities)
- **Developer Construction Cost** : 143 cr + Marketing + All approvals
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