

Proposal of JOINT VENTURE :

SN	JV Proposal	:	Requirement from Promoter / Developer
1	Site Specific Details		
2	Site Location	:	
3	Site Area	:	Approx _____ Kottah
4	Type of Property	:	Free Hold / Lease Hold / Theka / Other
5	If Leased	:	Tenure of Lease (Copy of Agreement)
6	Nature of the Land	:	Industrial / Shali / Bastu / Danga / Wetland etc.
7	Detail of Deed / Parcha / Link etc.	:	Original / Certified / Lost
8	Title of Deed	:	Ancestral / Gift / Will / Partion / Purchased etc.
9	Details of Tax paid / Due	:	Khazana / Tax etc.
10	Detail of Deed	:	Original / Certified / Lost
11	Details of Mouza / Dag / Premises no. etc.	:	Amalgamation required ?
12	Details of Govt. Survey Record	:	De-markation / Road Alignment
13	ASSESSMENT ROLE BOOK	:	SITE PLAN
14	No. of Owner	:	Single / Joint / Dead / Alive / Company etc.
15	Details of Acquisition Notice, if any	:	NOC of LA / Airport / Defence / Railway etc.
16	Status of ULC / Conversion / Heritage etc.	:	
17	ANY CLUB	:	
18	ANY PLAY GROUND	:	:
19	Nos. OF TREES ETC.	:	
20	Details of Structure Inside	:	
21	Details of Acquisition Notice, if any	:	NOC Airport, Railways, of Departments required
22	WHETHER BUTTED & BOUNDED	:	
23	Access to main Road (In Sq.feet)	:	
24	Road width in Front	:	
25	Other Accessiable Roads	:	
26	Common Passage, if any	:	
27	Pond / Relegious Structure / Overhead Wire	:	
28	Any Tenant / Trespasser	:	EXISTING TENANT(S) :REGISTERED UNREGISTERED
29	Nos. OF HAWKERS OUTSIDE OF THE LAND	:	
30	Details of Mortgage / Loan, if any	:	Bank / Private / Assignor etc.
31	Details of Agreement / MOU done, if any	:	REGISTERED / UNREGISTERED
32	Details of Court Case / Partion suits, if any	:	Govt. / Chasi / Bank / Agreement Holder etc.
33	STATUS OF MUTATION	:	
34	STATUS OF PROPERTYTAX	:	
35	PROPERTY TAX PER ANNUM	:	
36	ALL OTHER DUES	:	
37	ANY OTHER LIABILITIES	:	
38	MORTGAGED	:	
39	STATUS OF ELECTRICITY DUES	:	
40	OTHER DUES	:	
41	Current Price of the Land in the locality	:	
42	Total Value of the Land	:	
43	Current Selling Rate of Residence	:	
44	Current Selling Rate of Office	:	
45	Current Selling Rate of Showroom :	:	
46	Other Note :		
47	Challenges for JV		
48		1	Area does not have huge demand
		2	Cost Escalations are major concerns

	Term sheet for JV:	
	Scope of Work	Land Owner
	Approvals	: 1. Plan passing / NA with BU/OC all the fees to be
	Scope of Work	: Developer
	Development	: All the development to be done the by the
	Design	: All design and development expense to be borne by
	Pre Operating & Working capital	: All pre operating + the working capital expense to be
	Supervision & other expense	: To be borne by the Developer
	JV Details	: Land Owner / Developer
		: % to Land Owner : % to Developer
	Adjustable Advance :	INR
	Details on the deal	
		1 A registetred agreement to be entered between Land owner and developer based on the terms of the
		2 Developer to give INR rore Interest free security deposit to land owner. This security deposit will be refunded after the operations of the property
		3 Land owner to bring land in a Pvt. Ltd company and ensure that this is the only land / project in the company
		4 Land owner to ensure that this company is debt free
		5 The % share transfer of the company will occur as
		6 Pre operating expense and working capital to be
		7 Profit and loss sharing of the company would occur
		8 A transparent system for operations and accounting to be maintained as agreed upon by Land owner and Developer
		9 Both Land owner and Developer should have right of first refusal in case of liquidation of shares.
		10 A Mile stone based timeline to be agreed upon and would be part of agreement will penal clause for the defaulter
	Place:	
	Date:	